



7 Royd Head Farm, Ossett, West Yorkshire, WF5 8NJ      Asking Price: £750,000

Holroyd Miller have pleasure in offering for sale this individually designed stone built detached house occupying an enviable cul-de-sac position with stunning open views, large garden, together with small paddock. Superbly presented through-out and offering spacious and well-proportioned accommodation. Briefly comprising impressive entrance reception hallway with feature open staircase, storage, ground floor shower room, delightful living room with windows to front and rear, separate sitting/dining room with oak flooring and patio doors leading through to a good-sized conservatory. Open plan kitchen diner with a range of built-in appliances, granite worktops, adjacent utility room with access into large integral double garage. To the first floor, galleried landing, house bathroom with modern white suite with separate shower, master bedroom with fitted wardrobes, with ensuite bathroom with roll top bath, three further double bedrooms all making most of the views. Outside, the property occupies a generous plot with ample off-street parking. Gardens to three sides making most of the views. Situated on the edge of Ossett town centre. Convenient for local amenities, including shops, school and access to the motorway network for those travelling to either Leeds or Sheffield. Offered with immediate vacant possession. Viewing Essential.

### Impressive Reception Hallway

With open staircase and two central heating radiators and small storage room.

### Ground Floor Shower Room

With wash hand basin, low flush w.c., set in back-to-wall furniture, shower cubicle, tiling and heated towel rail.

### Formal Living Room 27'5" x 16' (8.36m x 4.88m).

With double glazed windows to both front and rear, coving to the ceiling, two wall light points, feature fire surround and hearth, two double radiators and double doors lead through to the entrance hall and sitting room.

### Sitting Room 12'1" x 13'9" (3.68m x 4.2m).

With oak flooring, double glazed patio doors leading through to the conservatory and double panel radiator.

### Conservatory 14' x 11'9" (4.27m x 3.58m).

Being double glazed making the most of the views.

### Kitchen/Diner 16'4" x 15'3" (4.98m x 4.65m).

A well-appointed kitchen with a range of white fronted wall and base units, contrasting granite worktops with stainless steel sink unit, single drainer, mixer tap unit, integrated microwave, oven and extractor, fridge and dishwasher, dual aspect double glazed windows make the most of the views, Karndean flooring.

**Utility Room 14'1" x 5'5" (4.3m x 1.65m).** Fitted with a matching range of wall and base units worktops areas, double glazed window and rear entrance door, double panel radiator. Access to integral garage, central heating radiator and access to boarded loft area via loft ladder.

**Stairs Leads to First Floor Galleried Landing** With double glazed Velux roof light, built-in storage and double panel radiator.

### House Bathroom

Comprising: Pedestal wash basin, low flush w.c., panelled bath, separate shower cubicle, tiling, double glazed Velux roof light, downlighting to the ceiling, heated towel rail, underfloor heating and central heating radiator.

### Master Bedroom 16'3" 14'3" (4.95m 4.34m).

With double glazed window, fitted wardrobes with open views.

### En-suite Bathroom

With roll top inset bath, low flush w.c., pedestal wash basin, tiling, double glazed Velux roof light and double panel radiator.

### Bedroom to Rear 13'10" x 12' (4.22m x 3.66m).

With double glazed window making the most of the views and double panel radiator.

### Bedroom To Rear 16' x 11'3" (4.88m x 3.43m).

With double glazed window overlooking stunning views, and double panel radiator.

### Bedroom to Front 16' x 12'2" (4.88m x 3.7m).

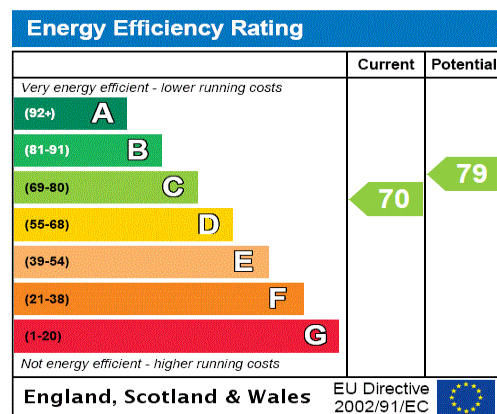
With double glazed window and double panel radiator.

### Outside

To the front is an attractive block paved driveway providing ample off-street parking leading to integral double garage measuring ( 6.00m x 6.7m ) Neat lawned garden area to the side with mature trees and shrubs. To the rear; paved patio area and further lawned garden with adjacent paddock amounting to approximately 1/2 an acre.

Council Tax Band: F

Tenure Freehold









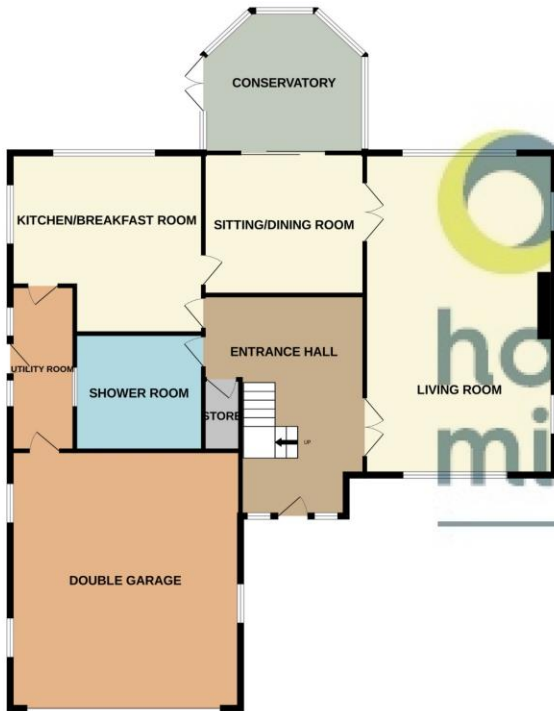








GROUND FLOOR  
1838 sq.ft. (170.7 sq.m.) approx.



1ST FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA: 3036 sq.ft. (282.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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