



Shearburn Close, Ossett

West Yorkshire, WF5 9BH

Offers in the region
of: £300,000

Holroyd Miller have pleasure in offering for sale this well presented four-bedroom detached family home occupying a pleasant cul de sac position with good sized garden plot together with garage conversion providing excellent home office or second reception room. Only an internal inspection can fully reveal all that is on offer with gas fired central heating, PVCu double glazing and comprising entrance reception hallway with cloakroom/wc, living room with feature fire surround with electric fire, feature double glazed bay window, stunning open plan kitchen diner/family room with French doors leading onto the rear garden with a range of high gloss modern units with a comprehensive range of built in appliances with feature breakfast bar, former garage now office/reception room with built in units. To the first floor, four good sized bedrooms, master bedroom having fitted wardrobes and ensuite shower room, house bathroom, fitted wardrobes to all bedrooms. Outside, ample off-street parking, generous rear lawn garden with paved patio retaining a high degree of privacy with views of the Church. Situated in this ever popular and convenient location within easy reach of Ossett town centre and its excellent range of amenities and local schools yet providing excellent access to the M1 motorway network via J40 ideal for those travelling to either Leeds or Sheffield. Viewing Essential.

Entrance Hallway

With double glazed entrance door and window, laminate wood flooring, open staircase, single panel radiator.

Cloakroom

Having wash hand basin, low flush w/c, tiling.

Living Room 14'9" x 10'9" (4.5m x 3.28m).

With feature fire surround and hearth with electric fire, double glazed bay window, two double panel radiators.

Open plan Kitchen Diner/Family Room 25'11" x 10' (7.9m x 3.05m).

Superbly appointed with a range of high gloss fronted wall and base units, contrasting granite worktop areas extending to breakfast bar with a comprehensive range of built in appliances with large five ring gas hob with double oven, microwave, fridge and freezer, integrated dishwasher and washing machine, downlighting to the ceiling, feature high gloss tiled floor, feature radiator, double glazed window.

Home Office/Family Room 13'1" x 7'9" (4m x 2.36m).

Having fitted units and storage, downlighting to the ceiling, double glazed window, central heating radiator.

Stairs lead to...

First Floor Landing

With airing/cylinder cupboard.

Master Bedroom to Front 11'11" x 13'7" (3.63m x 4.14m).

Having fitted mirrored wardrobes, double glazed window.

Ensuite Shower Room

Recently refitted with wash hand basin set in vanity unit, low flush w/c, large shower cubicle with Raindance shower head, electric shaver point, tiling, double glazed window, single panel radiator.



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Bedroom to Rear 8'7" (2.62) to wardrobe fronts x 11'5" (3.48).

Having fitted sliding wardrobes and shelving, double glazed window with open views, single panel radiator.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath, separate shower cubicle, tiling, double glazed window, chrome heated towel rail.



Bedroom to Front 13'9" x 8'6" (4.2m x 2.6m).

Having fitted wardrobes, useful storage cupboard, double glazed window, single panel radiator.

Bedroom to Rear 8'6" x 8'2" (2.6m x 2.5m).

Having fitted wardrobes, double glazed window with views over the Church and beyond, single panel radiator.

Outside

Open plan garden area to the front with paved additional parking, driveway providing off street parking, pathway to the side leads to rear enclosed generous garden being mainly laid to lawn being south facing with paved patio area, mature raised flowering borders, views towards the Church.



Council Tax Band - E

Tenure - Freehold



Viewing - By appointment through Holroyd Miller

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract