



57 Storrs Hill Road, Ossett,  
West Yorkshire, WF5 0DF

Asking Price:  
£499,950

Holroyd Miller have pleasure in offering for sale this impressive stone fronted period detached home which has been extended to provide spacious and well proportioned accommodation, occupying a generous garden plot and set well back from the road. The well planned interior which retains original features and comprises entrance reception hallway with open staircase, understairs storage, cloakroom/wc, living room with double doors leading through to sun room overlooking the rear garden, large breakfast kitchen opening to large formal dining room or second reception room, access to integral garage. To the first floor, three double bedrooms, master bedroom having ensuite shower room and walk-in wardrobe, house bathroom with feature inset bath, separate shower. Outside, the property is set well back from the road with driveway providing ample off street parking and leading to integral garage with mezzanine storage above, generous rear garden being mainly laid to lawn with mature trees and shrubs retaining a high degree of privacy. A truly enviable home located within this popular and convenient position close to local schools and amenities within Ossett, at the same time providing excellent commuter links to Leeds or Sheffield via J40/M1. Viewing Essential.

### Entrance Reception Hallway

With open staircase, useful understairs storage cupboard.

### Cloakroom/WC

With low flush w/c.

**Living Room** 19' x 15'11" (5.8m x 4.85m). With feature fire surround and hearth with log burner, cornicing to the ceiling, two central heating radiators, double glazed window, double doors lead through...

### Sun Lounge 19'8" x 10'2" (6m x 3.1m).

Being double glazed with French doors leading onto the rear garden, laminate wood flooring, downlighting to the ceiling, electric heater, useful storage cupboard containing central heating boiler.

**Dining Room** 15'11" x 14'1" (4.85m x 4.3m). With feature fire surround with tiled hearth, oak flooring, double glazed window making this an excellent entertaining space, opening to...

### Breakfast Kitchen 19'4" x 9'3" (5.9m x 2.82m).

Fitted with a matching range of light oak shaker style fronted wall and base units, contrasting worktop areas extending to breakfast bar, double glazed window, tiling between the worktops and wall units, rear entrance door with access to garage.

### Adjacent Utility Room 9'3" x 6'11" (2.82m x 2.1m).

Fitted with a matching range of wall and base units, worktop areas, plumbing for automatic washing machine, double glazed window, central heating radiator.

### Stairs lead to...

### Split Level Landing

With double glazed window, balustrade.

**Master Bedroom** 15'9" (4.80) x 11'10" (3.60) opening to 15'11" (4.86).

With dual aspect double glazed windows, central heating radiator.

### Walk-in Wardrobe

With a range of built in wardrobes providing excellent storage.

### Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin, low flush w/c, corner shower, tiling, double glazed window, chrome heated towel rail.

### Bedroom to Front 7'8" x 10'2" (2.34m x 3.1m).

A good sized double bedroom with double glazed window, central heating radiator.

### Bedroom to Front 12'5" x 9'8" (3.78m x 2.95m).

With dual aspect double glazed windows makes this a light and airy room with recess display shelving, central heating radiator.

### House Bathroom

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

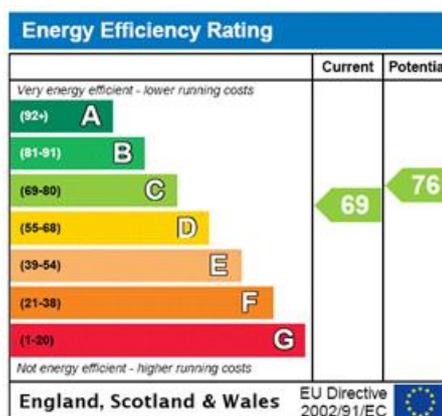
### Outside

The property is set well back from the road with ample off street parking, neat lawn garden to the front with flowering borders, integral garage (5.72m x 3.85m) with up and over door with power and light laid on, mezzanine style storage above. To the rear, generous mainly laid to lawn garden with mature trees and shrubs retaining a high degree of privacy, paved patio area.

Council Tax Band: F

Tenure: Freehold

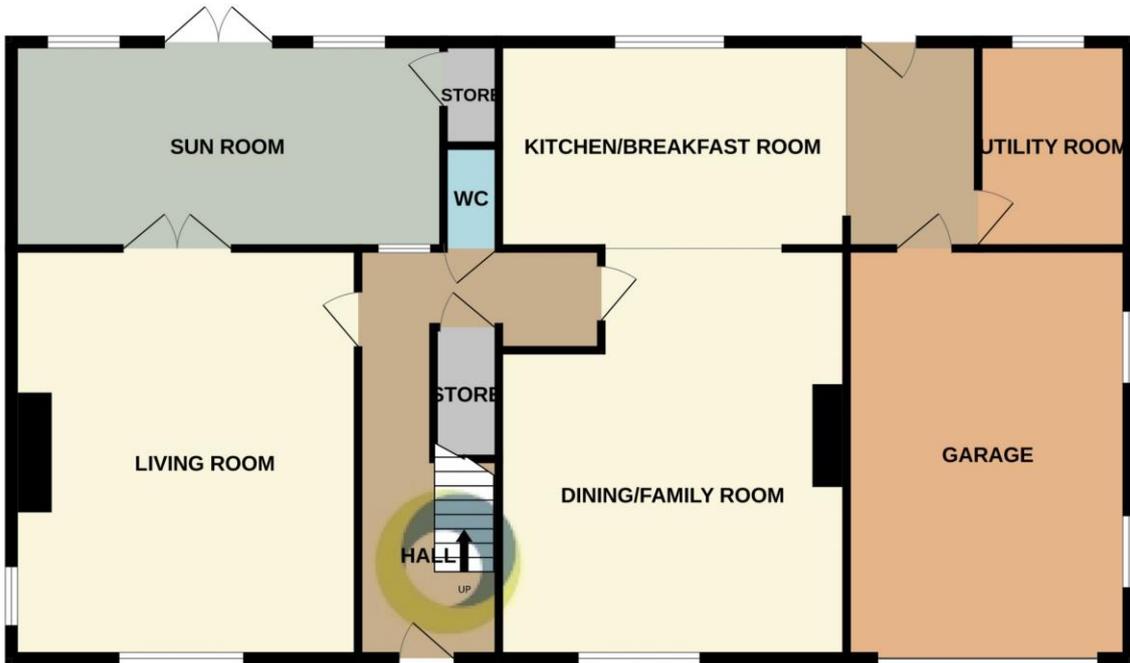
Viewings: To be arranged through Holroyd Miller







GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.



holroyd  
miller

1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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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