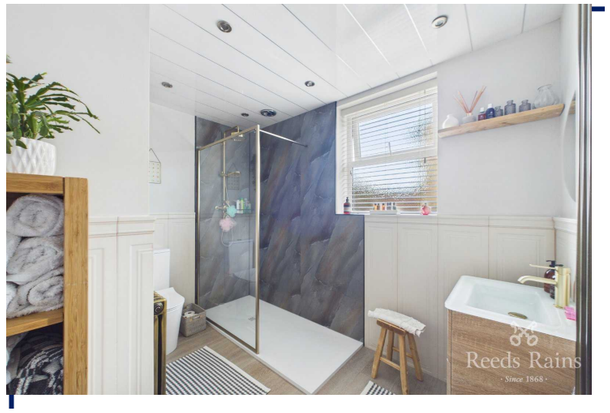
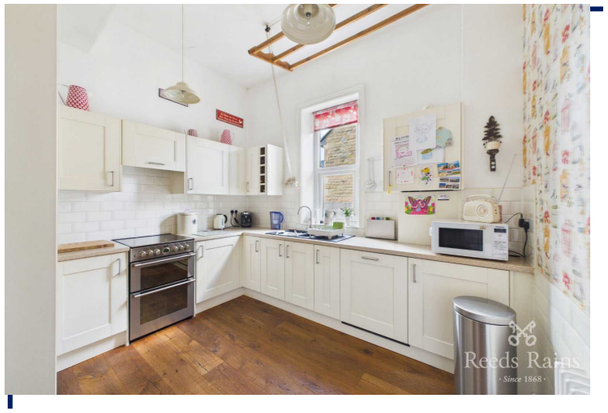
















Station Road, Ossett, West Yorkshire, WF5

**Guide Price: £340,000**
**Leasehold**

Reeds Rains

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The Property Ombudsman

# Station Road, Ossett, West Yorkshire, WF5

**Guide Price: £340,000 Leasehold**

Council Tax Band: B
EPC Rating: D

Occupying an impressive position on the ever-popular Station Road, this substantial period home effortlessly combines timeless character with modern-day practicality. Boasting exceptionally generous proportions throughout, the property showcases an abundance of original features including high ceilings, ornate coving, picture rails and large bay windows, all beautifully complemented by tasteful décor. Offering two spacious double bedrooms, an impressive reception room, a stylish fitted...

**Entrance Hall**
Entered via a composite front entrance door with decorative frosted double glazed inserts, the welcoming entrance hallway immediately sets the tone for the quality and character found throughout the property. A PVC double glazed window above the entrance door allows an abundance of natural light to flood the space, while the colourful tiled flooring and half-height decorative tiled walls create a striking first impression. The hallway retains its original period charm with impressive high ceilings, ornate coving, deep skirting boards and neutral décor. A gas central heating radiator provides warmth, with access to the downstairs WC and inner hallway.

**WC**
Fitted with a low flush WC and wash hand basin, the downstairs cloakroom is finished with decorative half-height tiled walls featuring an attractive patterned border and painted walls above. A frosted PVC double glazed window with an attractive leaf design provides natural light and privacy, whilst the continuation of the tiled flooring from the entrance hallway creates a seamless finish. Complete with a heated towel radiator.

**Hallway**
A spacious L-shaped inner hallway provides access to all principal rooms. The hallway continues the property's impressive high ceilings, period detailing and neutral décor, with a gas central heating radiator ensuring comfort throughout. There is access to the living room, kitchen, bathroom, both double bedrooms and the substantial cellar.

**Living Room**
A magnificent reception room of exceptional proportions, beautifully showcasing the property's original period elegance. Featuring remarkably high ceilings with ornate decorative coving, picture rails and deep skirting boards, this stunning room offers both character and space in abundance. A striking walk-in bay window creates an ideal dining area whilst flooding the room with natural light and enjoying pleasant views across the surrounding greenery.

Tastefully presented with neutral décor, feature patterned wallpaper, fitted carpets, elegant Roman blinds and full-length curtains, the room comfortably accommodates both lounge and dining furniture. Additional features include a further large window, wall lighting and a gas central heating radiator, creating a wonderfully bright and welcoming living environment.

**Kitchen**
The well-appointed fitted kitchen enjoys high ceilings and a PVC double glazed window overlooking the rear garden, allowing plenty of natural light into the room. Offering an excellent range of fitted wall and base units with complementary work surfaces and tiled splashbacks, the kitchen provides ample preparation and storage space.

Integrated appliances include a dishwasher, fridge freezer, built-in oven, gas hob and extractor hood. Character features include a traditional ceiling-mounted wooden pulley clothes airer and attractive birdcage-pattern feature wallpaper with colourful floral detailing. Finished with wooden flooring, a gas central heating radiator and stylish half-height wall tiling, this kitchen blends practicality with period charm.

**Bathroom**
Beautifully presented and finished to a high standard, the bathroom comprises a contemporary three-piece suite including a walk-in shower, low flush WC and wash hand basin set within a vanity unit. Decorative half-height wall panelling with artistic detailing complements the property's period style, whilst wood-effect tiled flooring provides a modern finish.

A PVC double glazed window fills the room with natural light and LED spotlights illuminate the ceiling. Two gas central heating radiators ensure warmth and comfort throughout.

**Bedroom 1**
An impressive principal bedroom offering generous proportions and an excellent range of fitted wardrobes with matching overhead storage, providing extensive built-in storage.




For full EPC please contact the branch.

Tastefully decorated with a feature wallpapered wall and neutral décor, the room enjoys a bright and airy feel.

A large PVC double glazed window overlooks the beautifully maintained rear garden, allowing an abundance of natural light into the room. Further benefits include a gas central heating radiator, fitted Roman blinds and wall lighting, creating a spacious and relaxing principal bedroom.

**Bedroom 2**
A stunning and exceptionally spacious double bedroom showcasing a wealth of original period features, including an ornate decorative ceiling with ceiling rose, intricate coving, picture rails and an elegant arched bay window. The large bay window, together with an additional side-facing window, floods the room with natural light while enjoying attractive views over surrounding greenery.

The room further benefits from a comprehensive range of fitted wardrobes providing excellent built-in storage without compromising floor space. Finished with feature




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