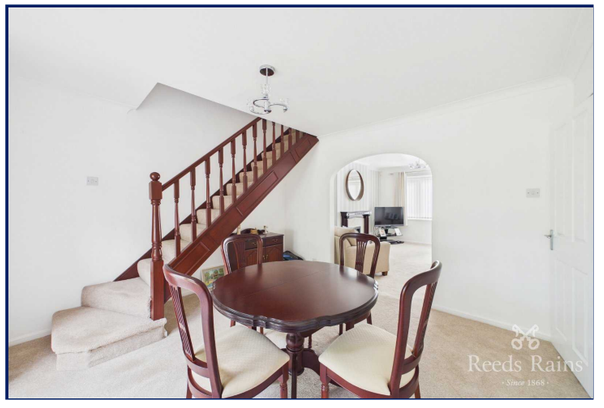


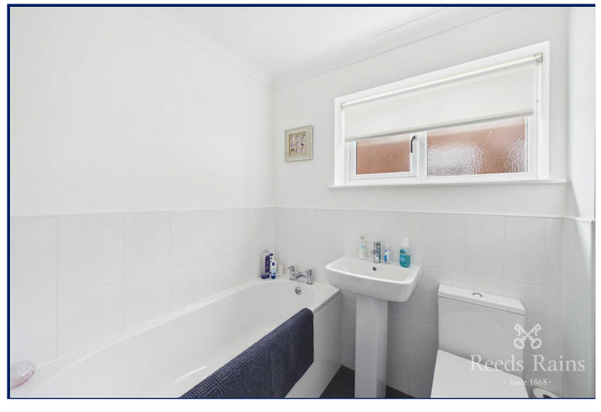


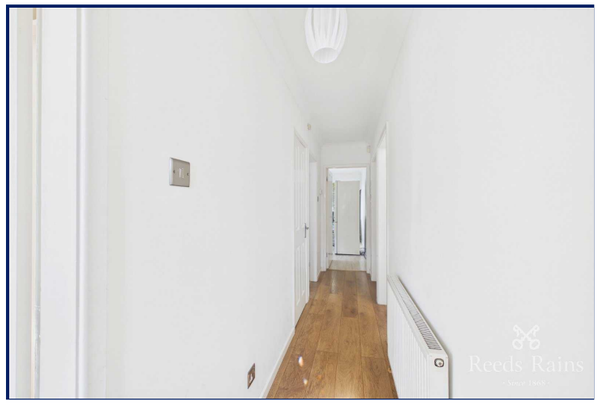












Whitley Spring Crescent, Ossett,
West Yorkshire, WF5

Guide Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

Whitley Spring Crescent, Ossett, West Yorkshire, WF5

Guide Price: £240,000 Freehold

Council Tax Band: B
EPC Rating: D

GUIDE PRICE £240,000- £250,000.
Occupying a pleasant position within a popular residential area of Ossett, this deceptively spacious home offers generous and versatile accommodation throughout, making it an excellent choice for a range of buyers. Boasting two reception rooms, a well-appointed kitchen, two double bedrooms, including a first-floor principal bedroom with en-suite, and beautifully maintained gardens to both the front and rear, the property combines character features such as...

Entrance Hall
The property is entered through a PVCu double glazed front door with a frosted glazed insert, complemented by a matching window which allows an abundance of natural light into the welcoming entrance hallway. The hallway features attractive wooden flooring, a gas central heating radiator and high ceilings enhanced with decorative coving. From here there is access to Bedroom One, the bathroom, useful storage, the kitchen, living room and dining room.

Living Room
A spacious and inviting reception room featuring a beautiful PVCu double glazed bay window overlooking the front garden, flooding the room with natural light. High ceilings with decorative coving add to the sense of character, while the room is finished with carpeted flooring and two gas central heating radiators for added comfort. An open walkway seamlessly connects the living room to the dining room, creating an ideal space for both relaxing and entertaining.

Dining Room
A fantastic second reception room offering a bright and airy atmosphere with PVCu double glazed French doors opening directly onto the rear patio and garden. The dining room benefits from carpeted flooring, decorative coving, a gas central heating radiator and provides access to the first-floor landing. A further door leads back into the entrance hallway, making this a practical and versatile family dining space.

Kitchen
The well-proportioned kitchen enjoys an abundance of natural light from dual aspect PVCu double glazed windows overlooking the rear and side of the property, together with a PVCu double glazed door providing direct access to the rear garden. Fitted with a range of upper and lower storage units, tiled splashbacks and laminate tile-effect flooring, the kitchen also benefits from a gas hob with extractor hood, built-in oven and grill, plumbing for two washing machines, a gas central heating radiator and decorative coving. A practical and functional space ideal for everyday cooking.

Bedroom 1
A generous double bedroom positioned to the front of the property, enjoying lovely views across the well-maintained front garden through a large PVCu double glazed window. The room offers carpeted flooring, decorative coving, a gas central heating radiator and an abundance of natural light, creating a bright and comfortable bedroom.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC. Finished with tiled flooring, partially tiled walls and decorative coving, the room also benefits from a heated towel rail, built-in storage cupboard and a PVCu double glazed frosted window providing both natural light and privacy.

1st Floor Landing
The first-floor landing provides access to Bedroom Two and a useful loft storage area, offering additional practicality and storage space.

Bedroom 2
A spacious double bedroom featuring a PVCu double glazed window overlooking the rear garden, allowing plenty of natural light into the room. Finished with carpeted flooring, decorative coving and a gas central heating radiator, the room also benefits from fitted storage and a built-in desk or dressing area, making it ideal as a study space or vanity area. A door leads through to the en-suite shower room.

En-Suite
The en-suite is beautifully presented and comprises a walk-in shower, low flush WC and wash hand basin set within a vanity unit with useful storage beneath. Fully tiled to the ceiling, the room also features laminate tile-effect flooring, a heated towel rail, LED ceiling lighting and a PVCu double glazed frosted window, creating a stylish and practical shower room.

Exterior
To the front of the property is a brick-paved driveway providing off-road parking for one vehicle. A well-maintained lawn is complemented by mature shrub and flower borders, creating an attractive first impression. Gated side access leads through to the rear garden, while an external water tap adds further convenience.

The enclosed rear garden is beautifully maintained and can be accessed directly from both the kitchen and dining room, as well as via the side gate. A paved patio provides the perfect spot for outdoor dining and entertaining before leading onto a generous lawn surrounded by colourful shrub and flower borders. A paved pathway extends to a raised decking area, ideal for relaxing or hosting guests, while a gravelled section and garden shed complete this attractive outdoor space. The garden is enclosed by fencing on all sides, providing a good degree of privacy.

Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers



For full EPC please contact the branch.



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