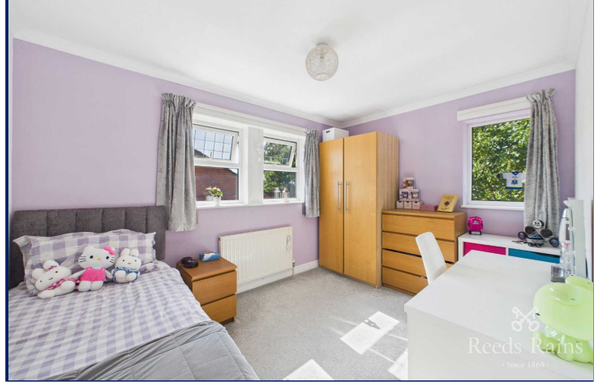


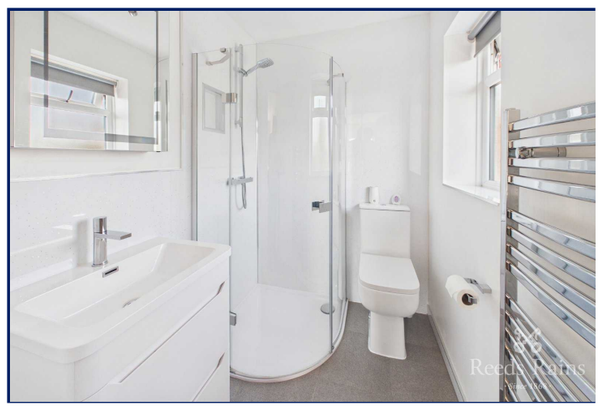


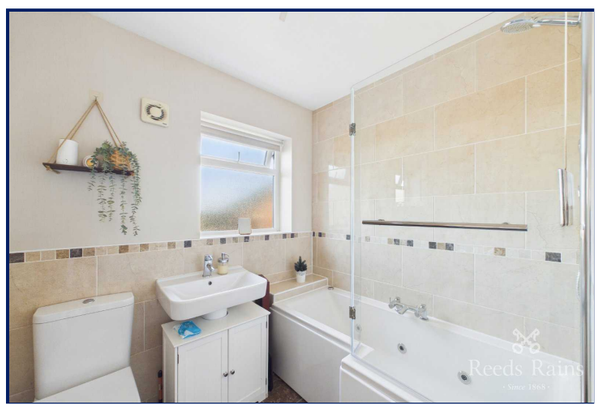












Howroyds Yard, Ossett, West Yorkshire, WF5

Offers in the region of:
£350,000 Freehold

Reeds Rains

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The Property Ombudsman

Howroyds Yard, Ossett, West Yorkshire, WF5

Offers in the region of: £350,000 Freehold

Council Tax Band: C
EPC Rating: C

Occupying a generous plot within the peaceful and tucked-away setting of Howroyds Yard, this charming four-bedroom family home offers something refreshingly different from a typical modern detached property. Full of character and individuality, the property boasts generous room proportions, high ceilings, exposed timber beams and a characterful brick fireplace, alongside four well-proportioned bedrooms, an en-suite and family bathroom. Externally, there is ample off-road parking, an enclosed...

Living Room
A particularly spacious reception room featuring high ceilings and an abundance of natural light. Two sets of PVC double-glazed French doors with adjoining glazed panels overlook the front of the property and provide direct access to the driveway and paved patio area. A characterful brick fireplace provides an attractive focal point, incorporating a raised electric fire. The room is finished with carpeting and benefits from a gas central heating radiator.

Kitchen
The kitchen offers an excellent range of fitted wall and base units providing plentiful storage, complemented by worktop surfaces and tiled splashbacks. There is an integrated oven and grill, together with a PVC double-glazed window overlooking the rear garden and a gas central heating radiator.

The kitchen also provides access to the staircase leading to the first floor, useful understairs storage, the dining room, utility area and an additional pantry/utility space. A PVC double-glazed frosted door provides access to the rear of the property.

Pantry
A useful and practical space offering additional wall and base storage units together with plumbing for a dishwasher. A PVC double-glazed frosted window overlooks the rear, while the property's boiler is also housed within this area.

Storage
A useful understairs storage area which also benefits from plumbing already in place for a WC, offering potential for further adaptation subject to any necessary works or consents.

Dining Room
A generous separate dining room featuring an attractive timber-beamed ceiling, adding character to the space. A PVC double-glazed window overlooks the front of the property and allows plenty of natural light to enter. The room is finished with wooden flooring and benefits from a gas central heating radiator concealed behind a decorative wooden cover.

Utility Room
A practical utility space with fitted worktop and storage facilities, together with plumbing and space for a washing machine and tumble dryer. A PVC double-glazed window provides further natural light.

1st Floor Landing
The spacious first-floor landing provides access to all four bedrooms and the main family bathroom. There is also access to the loft, while a PVC double-glazed window overlooking the side elevation brings natural light into the landing.

Loft
The property benefits from a useful T-shaped loft space, approximately half of which is boarded to provide practical storage. The loft is accessed via a fitted loft ladder and also benefits from lighting, making the space easily accessible and convenient for additional storage.

Bedroom 1
A generously proportioned bedroom featuring high ceilings and recessed LED ceiling lighting. PVC double-glazed windows provide outlooks across the roofline and side elevation, allowing plenty of natural light into the room. The bedroom also benefits from a gas central heating radiator.

Bedroom 2
Another excellent-sized bedroom featuring three PVC double-glazed windows, creating a particularly bright and airy space. The room benefits from ceiling coving, a gas central heating radiator and carpeted flooring.

Bedroom 3
A further well-proportioned bedroom with high ceilings and a PVC double-glazed window overlooking the front of the property. The room benefits from a gas central heating radiator, carpeted flooring and plenty of natural light.

Bedroom 4
A spacious bedroom benefiting from fitted wardrobe storage, high ceilings, recessed LED lighting, carpeted flooring and a gas central heating radiator. There is a PVC double-glazed window together with a full-height PVC double-glazed door-style window overlooking the front elevation and balcony area. Although there is no direct walk-out access onto the balcony, the opening provides additional light and ventilation.



For full EPC please contact the branch.

En-suite
The en-suite comprises a three-piece suite including a low-level WC, wash hand basin set within a vanity unit and a corner walk-in shower enclosure. The room features tiled flooring, easy-maintenance wall panelling surrounding the shower, a heated towel radiator and a frosted PVC double-glazed window.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with vanity storage and a bath with shower facilities. The room features tiled flooring, part-tiled walls with full-height tiling around the shower area, a heated towel radiator and a frosted PVC double-glazed window overlooking the rear.



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