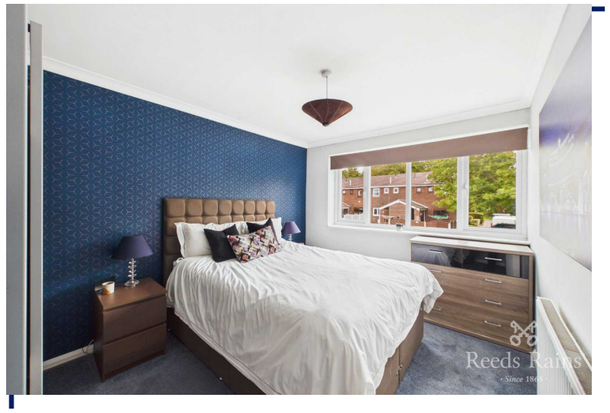
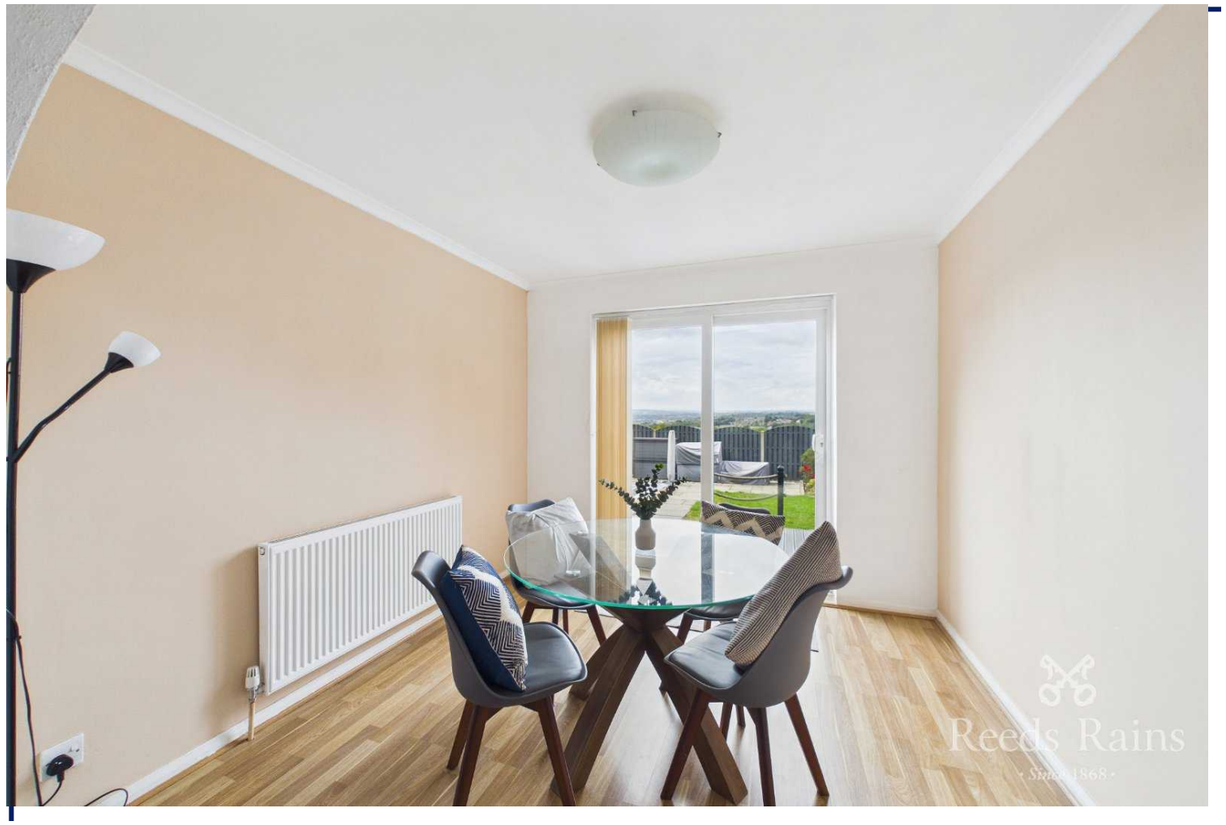
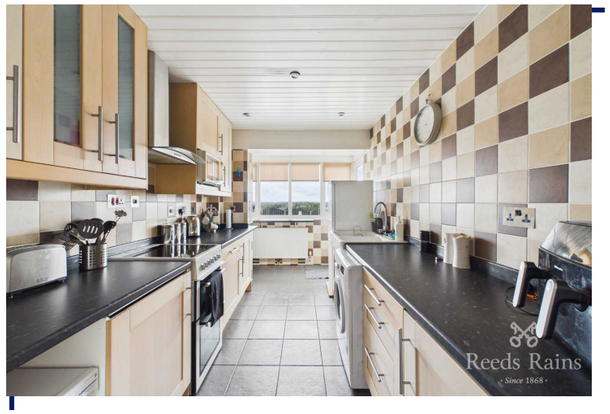
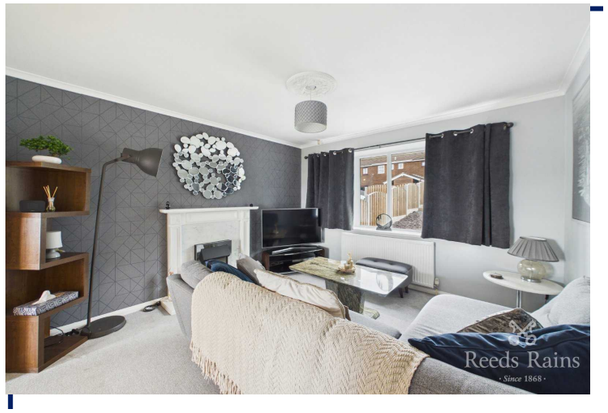


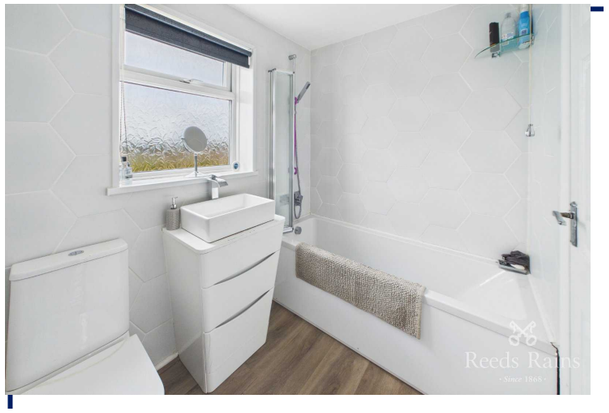


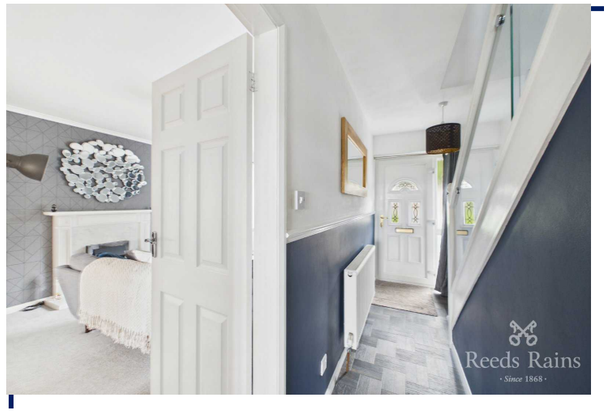












Pildacre Brow, Ossett, West Yorkshire, WF5

Asking Price: £235,000
Freehold

Reeds Rains

reedsrains.co.uk

Pildacre Brow, Ossett, West Yorkshire, WF5

Asking Price: £235,000 Freehold

Council Tax Band: C
EPC Rating: C

Occupying an attractive position on Pildacre Brow, this spacious three-bedroom family home offers generous and versatile accommodation, excellent off-road parking and a particularly impressive rear garden enjoying far-reaching views beyond. Internally, the property provides a welcoming entrance hallway, a well-proportioned living room opening into the dining area, a spacious fitted kitchen with an extended bay-style seating area, three good-sized bedrooms and a family bathroom. Externally...

Entrance Hall
The property is entered through a UPVC double glazed entrance door incorporating frosted glazing, complemented by a UPVC double glazed frosted window to the side which allows plenty of natural light into the welcoming entrance hallway. The hallway features from a glass banister, high ceilings, Amtico flooring and a gas central heating radiator, with access to the kitchen and living accommodation. A carpeted staircase rises to the first floor landing, whilst beneath the stairs is a useful storage cupboard providing additional storage space and housing the boiler.

Kitchen
The kitchen offers an excellent amount of space and features high ceilings with inset LED lighting, tiled flooring and tiled walls extending to ceiling height. There is a generous range of fitted wall and base units providing ample storage together with extensive worktop space, a Belfast-style sink, cooker with extractor above, plumbing for a washing machine, space for a dryer and provision for a fridge freezer. A particularly attractive feature of the room is the extended UPVC double glazed bay-style area overlooking the rear garden and enjoying impressive views beyond, creating a bright and enjoyable space. Further PVC double glazed windows provide an abundance of natural light, including frosted glazing for privacy, whilst a PVC double glazed door provides direct access onto the rear decking area and garden.

Living Room
Accessed from the entrance hallway, the living room is a generously proportioned and welcoming reception room featuring decorative coving to the ceiling, carpeted flooring and a feature electric fireplace with wooden mantel. A UPVC double glazed bay window overlooks the front elevation and allows plenty of natural light into the room, whilst a gas central heating radiator provides warmth. The room flows openly through into the adjoining dining area, creating an excellent sociable space for family living and entertaining.

Dining Room
The dining area continues seamlessly from the living room and features wood-effect flooring, decorative coving and a gas central heating radiator. UPVC double glazed sliding doors provide access directly onto the rear decking and garden whilst allowing plenty of natural light into the room and making the most of the attractive rear outlook. The dining area also provides convenient access through to the kitchen.

1st Floor Landing
The first floor landing provides access to all three bedrooms and the family bathroom, together with access to the insulated loft space. A UPVC double glazed window to the side elevation brings natural light into the landing, whilst useful built-in cupboards provide additional storage.

Bedroom 1
Bedroom one is an excellent-sized principal bedroom featuring carpeted flooring and decorative coving around the ceiling. A UPVC double glazed window overlooks the rear of the property and enjoys particularly impressive far-reaching views beyond, providing an attractive outlook from the room.

Bedroom 2
Bedroom two is another well-proportioned double bedroom featuring carpeted flooring, decorative coving and a gas central heating radiator. A UPVC double glazed window overlooks the front elevation and provides plenty of natural light.

Bedroom 3
Bedroom three is a further good-sized bedroom with carpeted flooring, decorative coving and a gas central heating radiator. A UPVC double glazed window overlooks the front elevation.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a low-flush WC, wash hand basin incorporated within a vanity unit and a panelled bath with shower over. The room features wood-effect vinyl flooring, tiled walls extending to ceiling height, high ceilings and a gas central heating radiator. A UPVC double glazed frosted window overlooking the rear elevation provides natural light whilst maintaining privacy.

Exterior
To the front of the property is an attractive garden incorporating a central lawned area, slate borders and a planted bed, with fencing providing definition to the boundaries. A block-paved driveway is shared at its entrance with the neighbouring property before continuing alongside the house, providing off-road parking for multiple vehicles. Gated access leads through to the rear garden.

The rear garden can be accessed directly from both the kitchen and dining area and provides an excellent outdoor space for relaxing and entertaining. Immediately adjoining the property is a raised decking area with an outside tap and external electrical socket, leading onto a paved patio and pathway extending through the garden. The garden also incorporates a lawned area, planted borders and further patio space towards the rear, together with a timber garden shed. There is also an existing



For full EPC please contact the branch.



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