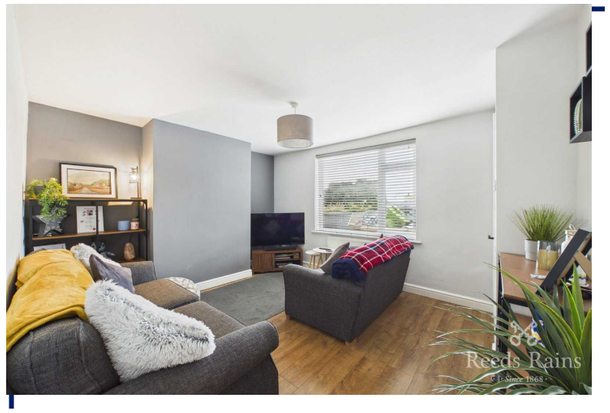
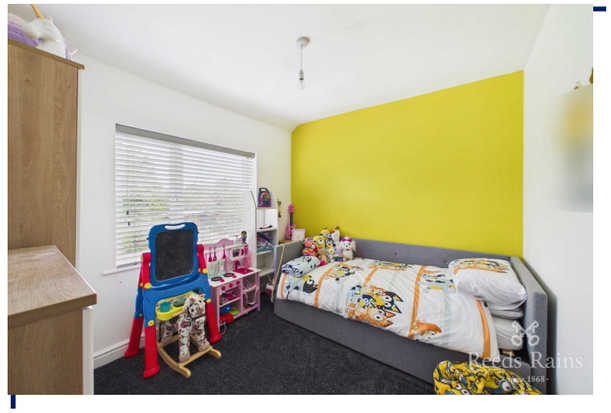
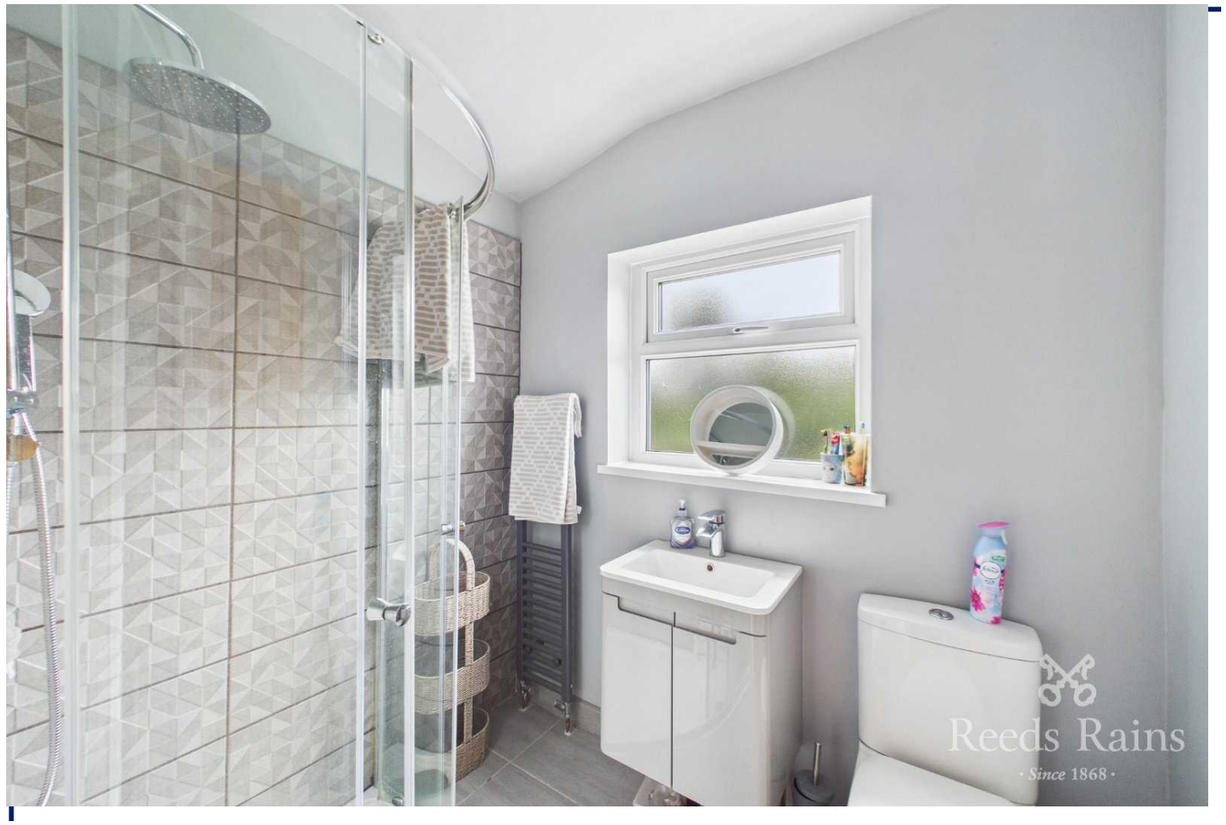




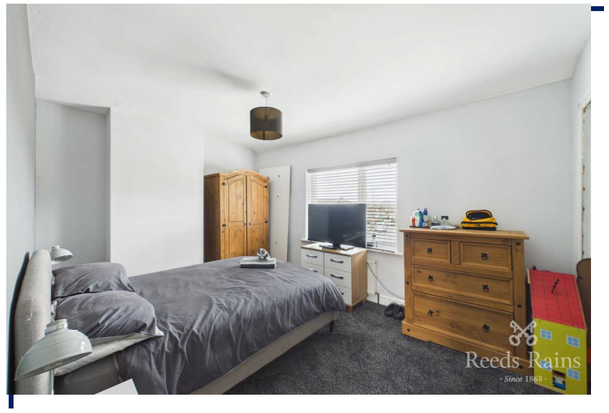












Bridle Lane, Ossett, West Yorkshire, WF5

Asking Price: £185,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bridle Lane, Ossett, West Yorkshire, WF5

Asking Price: £185,000 Freehold

Council Tax Band: A
EPC Rating: C

A well-presented two-bedroom home situated on Bridle Lane in Ossett, offering well-proportioned accommodation, high ceilings and a particularly generous rear garden. The property features a bright living room, spacious fitted kitchen with direct access to the garden, two good-sized bedrooms and a modern three-piece bathroom. Externally, the property benefits from a low-maintenance frontage, gated side access and an impressive enclosed rear garden with patio, lawn and additional seating...

Entrance Hall
Entering the property through a PVC double-glazed entrance door with frosted glazing, you are welcomed into the entrance hallway. The hallway features wood-effect laminate flooring and high ceilings, with the staircase rising directly ahead to the first-floor landing. Doors provide access to the living room and kitchen.

Living Room
A well-proportioned reception room featuring a PVC double-glazed window overlooking the front elevation, allowing plenty of natural light to enter the room. Further features include high ceilings, wood-effect laminate flooring and a gas central heating radiator, creating a comfortable and versatile living space.

Kitchen
The kitchen provides an excellent amount of space and enjoys plenty of natural light from two PVC double-glazed windows, including one overlooking the rear garden. The kitchen is fitted with a range of base and storage units complemented by worktop surfaces and tiled splashbacks. Integrated appliances include an oven, gas hob and extractor fan, with additional plumbing and space for a washing machine and space for a freestanding fridge freezer. The boiler is also positioned within the kitchen. Further features include wood-effect laminate flooring, a gas central heating radiator and a useful understairs storage cupboard. A PVC double-glazed side entrance door with frosted glazing provides direct access to the side pathway and rear garden.

1st Floor Landing
The carpeted first-floor landing benefits from a PVC double-glazed window which fills the area with natural light. The landing provides access to both bedrooms and the bathroom, together with access to the loft. There is also a gas central heating radiator neatly concealed behind a contemporary decorative radiator cover.

Bedroom 1
A spacious principal bedroom featuring high ceilings and a large PVC double-glazed window overlooking the front elevation, creating a bright and airy feel. The room further benefits from a gas central heating radiator and useful built-in wardrobe storage.v

Bedroom 2
A further good-sized bedroom featuring carpeted flooring, high ceilings, a gas central heating radiator and a PVC double-glazed window overlooking the rear of the property and garden.

Bathroom
The bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin incorporated within a vanity storage unit and a corner walk-in shower enclosure. The shower area benefits from tiled surrounds extending approximately three-quarters of the way up the walls, with additional features including tiled flooring, a heated towel radiator and a frosted PVC double-glazed window providing natural light and privacy.

Exterior
To the front of the property is a gravelled garden area enclosed by fencing, together with a paved pathway leading to the main entrance and continuing along the side of the property towards the rear garden.

The rear garden is a particularly attractive feature of the property and offers an excellent amount of outdoor space. Immediately adjoining the house is a paved area accessed directly from the kitchen and via the gated side pathway from the front. There is an outside water tap and external electrical socket, with the garden continuing onto a paved patio area ideal for outdoor seating and entertaining. Pebbled borders provide further low-maintenance areas before leading onto a generous lawn. Towards the rear of the garden is an additional pebbled section housing the garden shed, while mature hedging along both sides provides a pleasant degree of privacy and creates a lovely enclosed outdoor setting.

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 involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.