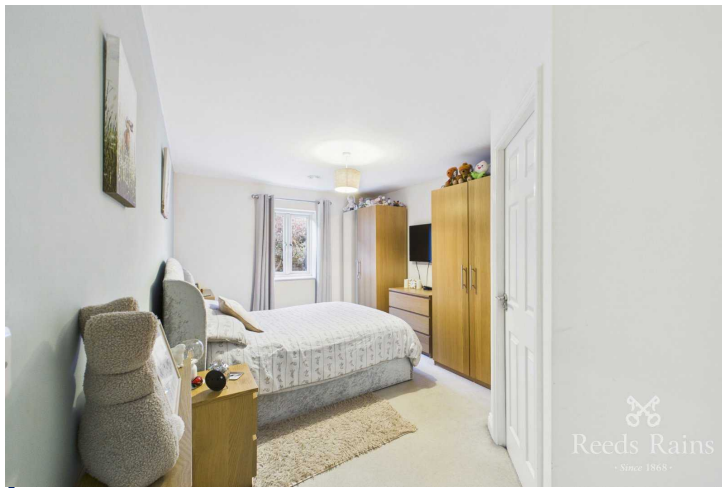
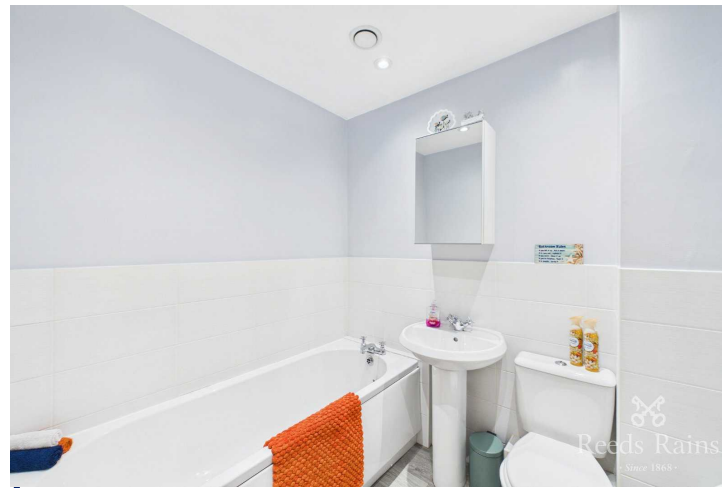
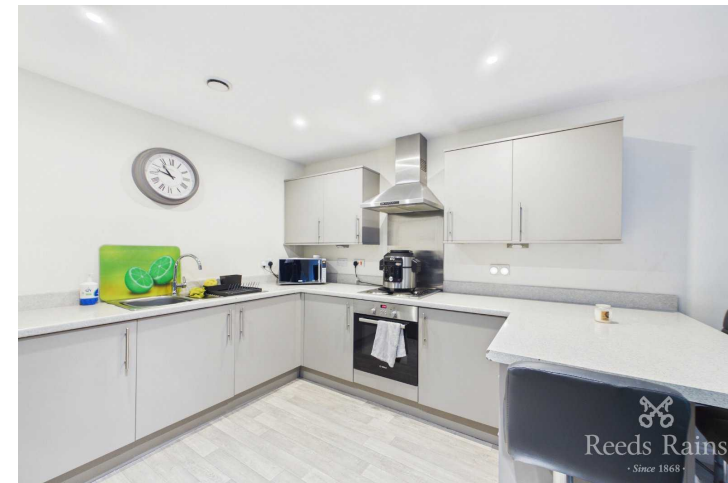
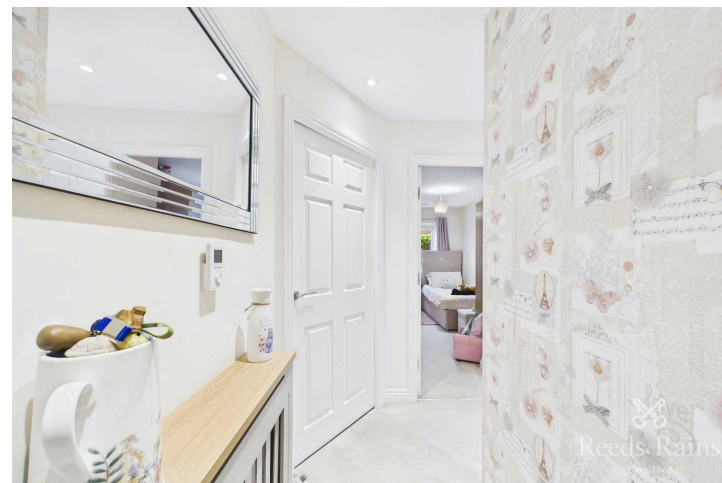




Kingsway Gardens, Ossett, West Yorkshire, WF5

**Offers in the region of:
£145,000 Leasehold**

 **Reeds Rains**

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Kingsway Gardens, Ossett, West Yorkshire, WF5
Offers in the region of: £145,000 Leasehold

Council Tax Band: B
EPC Rating: C

Situated in a convenient residential location in Ossett, this beautifully presented two-bedroom property offers spacious and well-maintained accommodation throughout, with high ceilings, modern fixtures and an abundance of natural light. The property briefly comprises a welcoming entrance hallway, a contemporary fitted kitchen opening into a generous living area, two well-proportioned bedrooms, a family bathroom and an en-suite shower room to the second bedroom. Further benefits include...

Entrance Hall

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, providing access to the living accommodation, kitchen, both bedrooms and the family bathroom. The hallway benefits from carpeted flooring, recessed LED ceiling spotlights and a wall-mounted electric radiator concealed by a decorative wooden cover. Additional features include a large storage unit, a feature wallpapered wall and an intercom entry system, providing added convenience and security.

Kitchen

The contemporary fitted kitchen offers a generous range of wall and base units, complemented by ample worktop space and under-cabinet lighting. Integrated appliances include an electric hob, built-in oven and extractor hood, alongside plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen is finished with wood-effect laminate flooring and flows seamlessly into the open-plan living area, creating a practical and sociable space.

Living Room

The spacious living area provides a bright and welcoming setting, enhanced by high ceilings and glazed uPVC French doors, allowing plenty of natural light to flow into the room. The space benefits from carpeted flooring and a decorative electric feature fireplace,

incorporating both a heating function and a steam-effect flame display, creating an attractive focal point. The open-plan arrangement with the kitchen makes this an ideal space for both everyday living and entertaining.

Bedroom 1

A generously proportioned bedroom benefiting from high ceilings and carpeted flooring throughout. A uPVC double-glazed window provides an outlook towards the exterior of the property while allowing plenty of natural light to fill the room. The accommodation offers ample space for bedroom furnishings, creating a comfortable and versatile room.

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, wash hand basin and low-level flush WC. The room benefits from tiled walls surrounding the bath, extending to ceiling height in the bathing area, with additional half-height tiling around the wash basin and WC. Further features include a heated towel radiator, recessed LED ceiling spotlights and wood-effect laminate flooring, providing a practical and attractive finish.

Bedroom 2

A further generously sized bedroom offering high ceilings, carpeted flooring and a uPVC double-glazed window, allowing natural light to enter the room. The bedroom also benefits from a useful built-in storage cupboard, accessed through a wooden door, alongside a wall-mounted electric radiator concealed by a decorative wooden cover. An additional feature of this room is its private en-suite shower room, providing added comfort and convenience.

En-Suite

The en-suite is fitted with a contemporary three-piece suite comprising a walk-in shower enclosure, wash hand basin and low-level

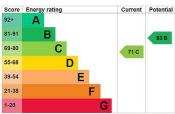
flush WC. The shower area benefits from full-height wall tiling, complemented by half-height tiling around the wash basin and WC. Additional features include a heated towel radiator, recessed LED ceiling spotlights and wood-effect laminate flooring, creating a modern and practical space.

Exterior

Externally, the property benefits from an allocated parking space, providing convenient off-street parking for residents.

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



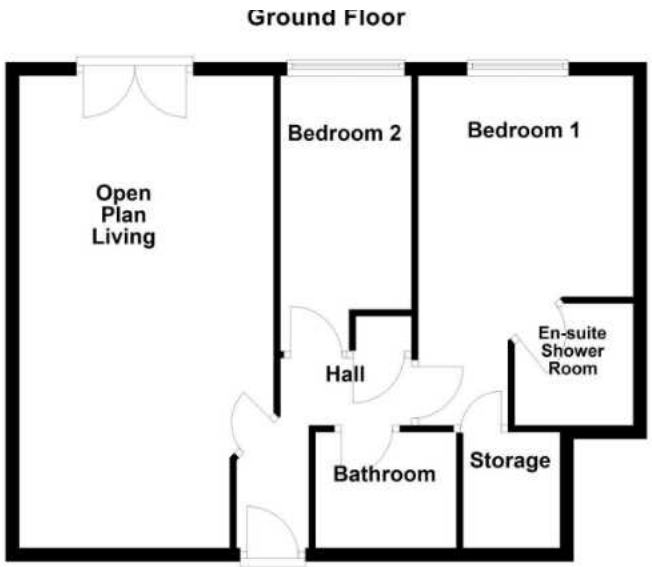
For full EPC please contact the branch.

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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.



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