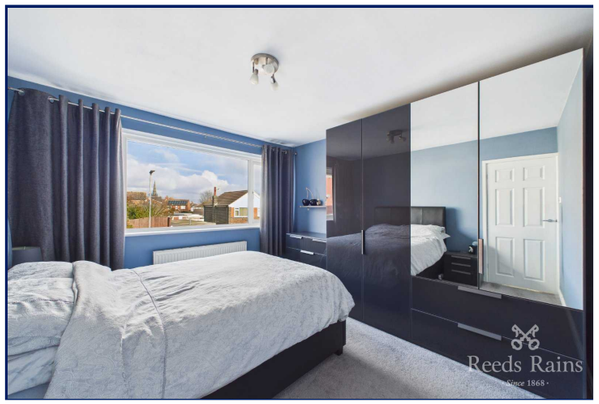
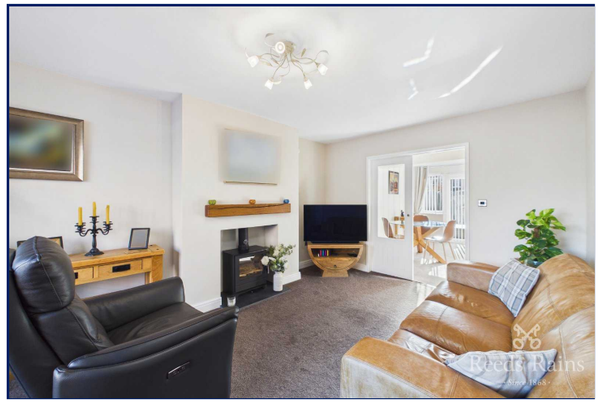
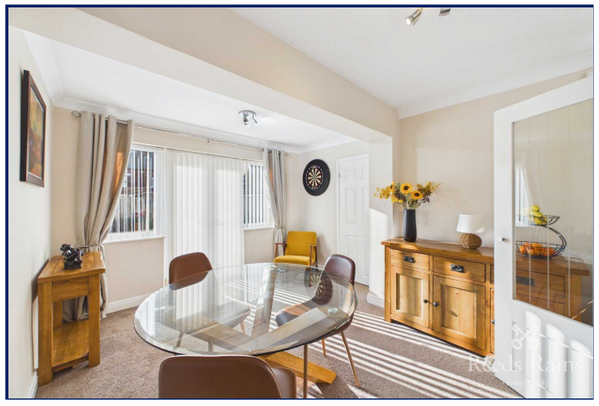




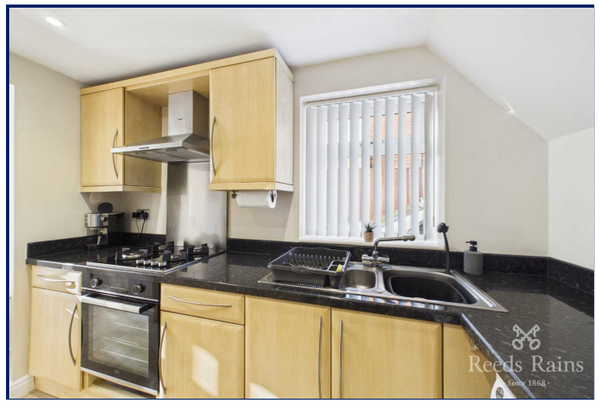












Nettleton Street, Ossett, West Yorkshire, WF5

Offers in the region of:
£270,000 To be advised

Reeds Rains

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Council Tax Band: C
EPC Rating: TBC

Situated in a convenient and sought-after residential location in Ossett, this beautifully presented three-bedroom home offers spacious and versatile accommodation throughout, making it an ideal choice for families and those seeking a property with character and charm. Boasting high ceilings, generously proportioned rooms and an abundance of natural light, the property seamlessly combines traditional features with modern-day comforts. The ground floor benefits from a welcoming entrance...

Entrance Hall
Accessed via a PVC entrance door incorporating frosted double glazing, complemented by additional frosted double-glazed side panels, allowing plenty of natural light to flow into the welcoming entrance hallway. The hallway provides access to the staircase leading to the first-floor accommodation, a useful understairs storage cupboard and a doorway opening into the living room.

Living Room
A beautifully proportioned and inviting reception room benefiting from high ceilings and a large PVC double-glazed window overlooking the front of the property, allowing natural light to fill the space. The room features a charming log-burning stove with an attractive wooden mantelpiece above, creating a lovely focal point. Further benefits include carpeted flooring and a gas central heating radiator. Timber-framed glazed double doors lead through to the adjoining dining room, providing a natural flow between the two reception areas.

Dining Room
A wonderfully bright and spacious dining room, ideal for family dining and entertaining guests. The room benefits from decorative ceiling coving, adding a touch of traditional character, alongside a gas central heating radiator. PVC double-glazed French doors open directly onto the rear decking area, complemented by double-glazed windows to either side, allowing an abundance of natural light to enter the room while providing pleasant views towards the garden. The dining room also provides access to the kitchen and adjoining utility area.

Kitchen
A well-appointed kitchen offering a generous range of wall and base units, providing ample storage and preparation space. The kitchen benefits from a gas hob with an integrated extractor hood above, a fitted oven and plumbing for a washing machine, alongside space for a freestanding fridge freezer. A PVC double-glazed window overlooks the side of the property, allowing additional natural light into the room. The kitchen flows conveniently into the adjoining open-plan utility area, creating a practical space for everyday household needs.

Utility Area
A useful and versatile utility area, open plan to the kitchen, providing additional space for a tumble dryer and a further refrigerator. The room benefits from a PVC double-glazed window overlooking the rear of the property, a gas central heating radiator and a PVC external door incorporating frosted double glazing, providing convenient access to the side of the property and rear garden.

1st Floor Landing
A bright and spacious landing providing access to all three bedrooms and the family bathroom. A PVC double-glazed window allows natural light to fill the space, creating an open and welcoming atmosphere. Additional benefits include a useful storage cupboard positioned above the staircase and access to the loft, which has been boarded to provide valuable additional storage space.

Bedroom 1
A generously proportioned principal bedroom offering a bright and comfortable space, benefiting from a substantial PVC double-glazed window that allows an abundance of natural light into the room. The bedroom features carpeted flooring, a gas central heating radiator and ample space for bedroom furnishings, making it an ideal principal retreat.

Bedroom 2
Another well-proportioned double bedroom, featuring high ceilings and a large PVC double-glazed window overlooking the front of the property. The room benefits from carpeted flooring and a gas central heating radiator, providing a comfortable and versatile space suitable for a variety of bedroom arrangements.

Bedroom 3
A well-presented third bedroom offering versatile accommodation, ideal for use as a bedroom, nursery or home office. The room benefits from high ceilings, a PVC double-glazed window overlooking the front of the property and a useful built-in desk area, making it particularly suitable for those working or studying from home. Further features include recessed LED ceiling lighting, carpeted flooring and a gas central heating radiator.

Bathroom
A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath with an electric shower over, a wash hand basin and a low-level flush WC. The room benefits from a PVC frosted double-glazed window to the rear elevation, providing natural light and privacy. Additional features include recessed LED ceiling lighting, a gas central heating radiator and partially tiled walls, with full-height tiling surrounding the bath and shower area.

Exterior
To the front of the property is a generous tarmac driveway providing off-street parking for multiple vehicles, enclosed by brick boundary walls to three sides. Steps lead down towards the main entrance, complemented by a decorative gravelled area that adds to the property's kerb appeal. The driveway extends towards the side of the property, offering further

For full EPC please contact the branch.



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