





5 Sowood View, Ossett - WF5 0LG

£265,000 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented mature mid terrace house offering extensive four bedroom accommodation over four levels, occupying a pleasant cul de sac position on the outskirts of Ossett town centre. A truly enviable home which must be viewed internally. Briefly comprising entrance reception hallway, living room, kitchen/diner, flexible lower ground floor space with potential to be used as a home gym, playroom/home office, utility room and shower room. To the first floor, three bedrooms, house bathroom. To the second floor, attic bedroom with Velux roof lights, eaves storage. Outside, buffer garden area to the front, easy to maintain garden to the rear, on street parking. Located within five minutes walk of two local parks and schools, close to the amenities within Ossett town centre, access to the motorway network for those travelling throughout the region. Ring video doorbell. Viewing Essential.

Entrance Reception Hallway
With double glazed entrance door.

Living Room
With double glazed window, central heating radiator.

Kitchen/Diner
Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, Range oven and hob with extractor hood over, integrated dishwasher, fridge, tiling between the worktops and wall units, double glazed window, rear entrance lobby with access to lower ground floor.

Games Room/Home Office
Flexible ground floor space with the potential to be used as a home gym/home office or guest suite, with downlighting to the ceiling, built in storage.

Utility Room
Recently installed new central heating boiler, plumbing for washing machine, space for tumble dryer, stainless steel sink unit, single drainer, central heating radiator.

Combined Shower Room
Having wash hand basin, low flush w/c, shower cubicle and tiling, downlighting to the ceiling.

Stairs lead to First Floor Landing
With built in under stairs storage, central heating radiator, double glazed window.

Bedroom to Front
With double glazed window, single panel radiator.

Bedroom to Front
With double glazed window, central heating radiator.

Bedroom to Rear
With double glazed window, central heating radiator.

House Bathroom
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over, tiling, double glazed window, central heating radiator.

Turn Staircase
Leads to....

Second Floor Landing
With double glazed Velux roof light, access to eaves storage area, central heating radiator.

Attic Bedroom
With eaves storage to both sides, two double glazed Velux roof light.

Outside
Buffer garden area to the front, to the rear, enclosed garden area.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





















BASEMENT
390 sq.ft. (36.2 sq.m.) approx.

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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