





£470,000

TENURE : FREEHOLD

Manor Court, Ossett, WF5

Bedrooms : 4 **Bathrooms : 2** **Reception Rooms : 3**

- **Detached four-bedroom family home**
- **Spacious open-plan kitchen/dining room with central island**
- **Bright conservatory overlooking the rear garden**
- **Generous lounge with feature fireplace and patio doors to the garden**
- **Separate study/home office**
- **Utility room with additional storage and external access**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:

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Movenowproperties are proud to present this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Featuring a generous lounge, impressive open-plan kitchen/dining room with central island, separate study, conservatory, utility room, garage and driveway parking, the property combines practicality with comfortable living. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a stylish family bathroom. Externally, the home benefits from an enclosed rear garden designed for entertaining and family enjoyment.

Ground Floor

Entrance Porch
A convenient entrance porch offering storage for shoes and coats with internal door leading to entrance hall.

Entrance Hall
A welcoming entrance hall providing access to the principal ground floor rooms, creating an excellent first impression with a bright and spacious feel.

Living Room
Measurements: 14'11" x 14'8" (4.55m x 4.47m)
Situated to the rear of the property, this generous family lounge offers an inviting space to relax and entertain. Featuring attractive solid wood flooring, a feature fireplace and 2 radiators, the room is flooded with natural light from the patio doors, which open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Kitchen / Dining Room
Measurements: 20'6" x 13'6" (6.24m x 4.12m)
The heart of the home is this impressive open-plan kitchen and dining area. The modern fitted kitchen offers a range of wall and base units with ample worktop space, integrated gas hob and a stylish central island with breakfast seating, ideal for casual dining and socialising. Tiled flooring in the kitchen provides practicality, while the dining area benefits from warm wooden flooring, creating a welcoming family space with plenty of room for a large dining table. Double doors open into the conservatory, while a separate door provides access to the utility room.

Utility Room
Measurements: 7'8" x 5'7" (3.34m x 1.70m)
Conveniently located off the kitchen, the utility room is fitted with additional cabinetry, a sink and work surfaces, together with plumbing for a washing machine, tumble dryer and space for further appliances, helping to keep the main kitchen clutter free.

Study
Measurements: 8'8" x 7'5" (2.64m x 2.26m)
Positioned at the front of the property, the study offers a versatile room ideal for home working, a playroom or additional reception space. Finished with wooden flooring, it enjoys plenty of natural light.

Conservatory
Measurements: 12'8" x 10'5" (3.87m x 3.17m)
Accessed from the dining area, the bright conservatory provides an excellent additional reception room. Surrounded by windows and finished with tiled flooring, it enjoys pleasant views over the rear garden, with double doors opening directly onto the patio, making it perfect for entertaining during the warmer months.

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Downstairs WC
Measurements: 5'8" x 5'9" (1.73m 0.85m)
A useful cloakroom comprising a WC and wash hand basin, complemented by a window providing natural light and ventilation.

First Floor

Principal Bedroom
Measurements: 14'11" x 11'7" (4.54m x 3.52m)
Located at the front of the property, the spacious principal bedroom offers a peaceful retreat with carpeted flooring and ample space for wardrobes and bedroom furniture. The room further benefits from its own private en-suite shower room.

En-Suite
Measurements: 5'9" x 3'2" (1.74m x 0.97m)
A well-appointed en-suite comprising a shower enclosure, WC and wash hand basin, providing convenience and privacy for the principal bedroom.

Bedroom Two
Measurements: 11'5" x 10'3" (3.47m x 3.12m)
A generous double bedroom with carpeted flooring, offering plenty of space for wardrobes and additional furniture, making it ideal for family members or guests.

Bedroom Three
Measurements: 9'8" x 8'8" (2.95m x 2.64m)
Another well-proportioned double bedroom featuring carpeted flooring and excellent versatility for family living.

Bedroom Four
Measurements: 9'10" x 7'10" (3.00m x 2.38m)
A comfortable fourth bedroom with carpeted flooring, ideal as a child's bedroom, guest room or additional home office.

Family Bathroom
Measurements: 7'6" x 5'6" (2.29m x 1.67m)
A spacious family bathroom fitted with a panelled bath, separate shower enclosure, WC and wash hand basin. Finished with tiled walls, the room provides both style and practicality for everyday family life.

Outside
To the front of the property is a private drive offering parking for several vehicles.
To the rear of the property is a private enclosed low maintenance garden with well established shrubs, artificial turf and fenced boundaries. Access from the side leads to the front along with outdoor tap and door providing access to the garage.

Garage
Measurements: 17'1" x 16'6" (5.21m x 5.03m)
Located to the front of the property, the double garage offers secure parking, excellent storage or workshop potential.

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Front
The property benefits from a private driveway providing off-road parking for multiple vehicles, alongside access to the garage.

Rear Garden
The enclosed rear garden has been thoughtfully designed for family enjoyment and entertaining. A generous, paved patio provides the perfect space for outdoor dining and summer gatherings, while the low-maintenance artificial lawn offers a safe area for children to play, all enjoying a good degree of privacy.

Location
Situated in the popular and well-established town of Ossett, Manor Court enjoys a peaceful residential setting while remaining within easy reach of a wide range of everyday amenities. The location is ideal for those seeking a quieter lifestyle without compromising on convenience.
Ossett town centre is just a short distance away and offers a great selection of independent shops, supermarkets, cafés, traditional pubs and everyday services. The nearby villages of Horbury and Wakefield city centre provide an even wider choice of restaurants, leisure facilities and retail outlets.
Commuters are well catered for, with excellent transport links to Wakefield, Leeds, Huddersfield and the wider motorway network via the M1 and M62, making this an ideal location for professionals and families alike.
Combining a peaceful residential environment with excellent local amenities, beautiful countryside walks and superb commuter connections, Manor Court is perfectly positioned to enjoy the very best of both town and country living.

EPC Rating: D
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band E
Property Type: Detached
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road.
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

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Floor plans
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings
For further information or to arrange a viewing please contact our offices directly.

Free valuations
Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

Agents Note

- 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.

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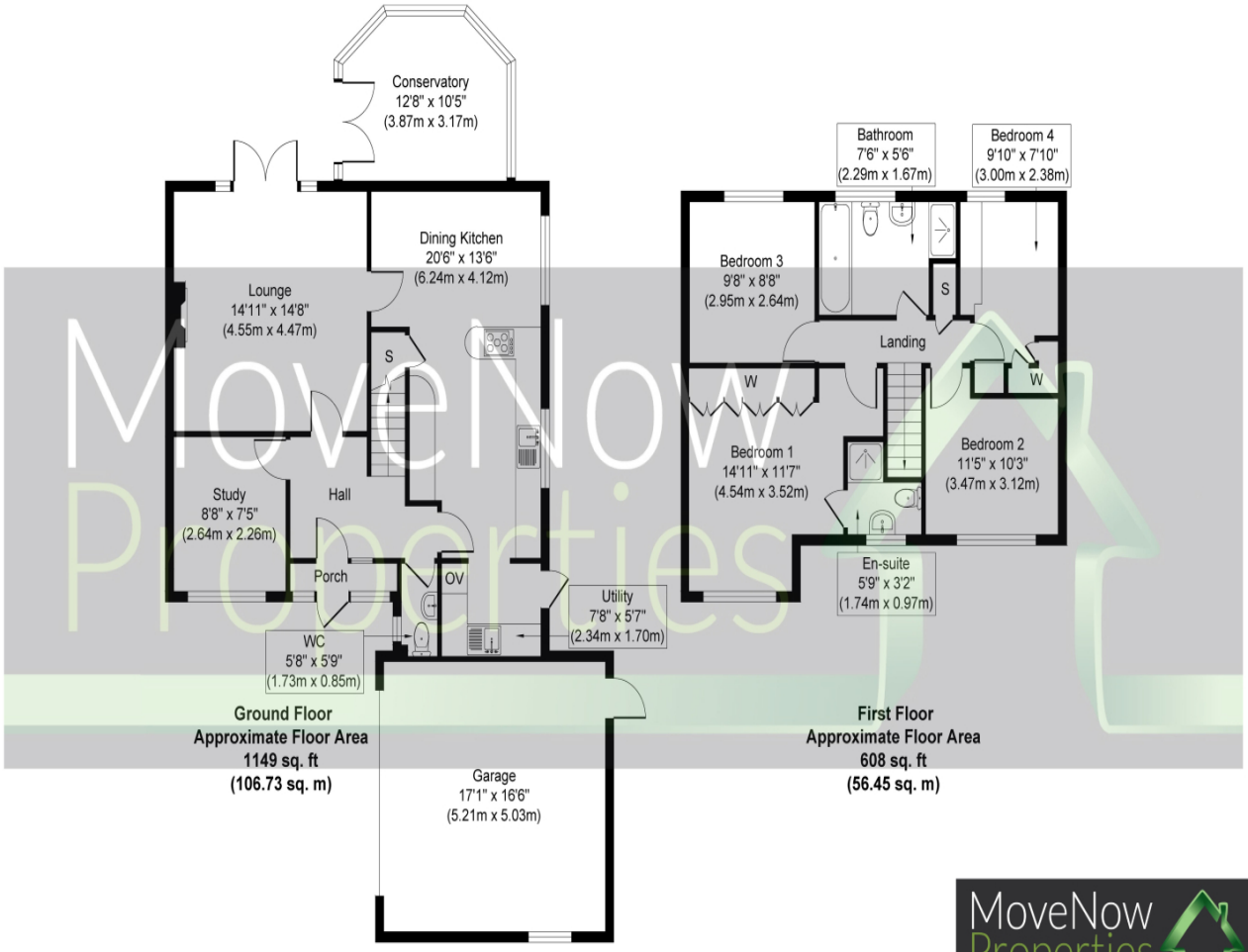



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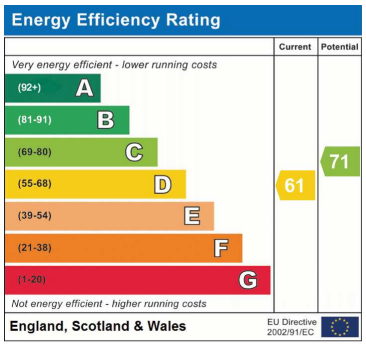
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