



Westcroft Drive, Ossett WF5 9RA

welcome to

Westcroft Drive, Ossett

A unique and deceptively spacious family home in the heart of the coal running race in lovely Gawthorpe.
No upper chain.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

9' 1" max x 9' max (2.77m max x 2.74m max)

A Bright and airy space with access to all rooms and staircase to the first floor

Kitchen Dining Room

20' max x 10' 1" max (6.10m max x 3.07m max)

A Modern Dining Kitchen which is flooded with natural light and doors leading to the enclosed rear gardens.

The Kitchen has an abundance of integral appliances and has been finish in a stylish High Gloss .

Utility Room

9' 1" max x 7' 1" max (2.77m max x 2.16m max)

An Excellent size Utility/ Boot room perfectly positioned at the rear of the property to gain access to the Rear garden and garage so perfect for muddy boots.

Living Room

20' max x 10' max (6.10m max x 3.05m max)

Over 20 Foot in Length, positioned at the front of the property. The current vendor has enhanced the room by giving it a minimal feel so plenty of space on te walls for an excellent size tv.

Bedroom Two

16' max x 9' 1" max (4.88m max x 2.77m max)

An excellent size bedroom with fitted wardrobes, overlooking the rear of the property.

Bedroom One

16' 11" max x 10' max (5.16m max x 3.05m max)

A bedroom of good proportions having a great deal of natural light.. There are two walk in wardrobes. Huge potential to create an en suite if you should so desire.

Study/Bedroom Four

9' max x 8' max (2.74m max x 2.44m max)

Located on the ground floor adjacent to the bathroom. Adaptable room to use as either a bedroom or home office.

Bedroom Three

11' max x 8' max (3.35m max x 2.44m max)

Garage

21' max x 16' max (6.40m max x 4.88m max)

A fantastic Garage which has been insulated and has full power, a great workshop as well as somewhere to park the cars





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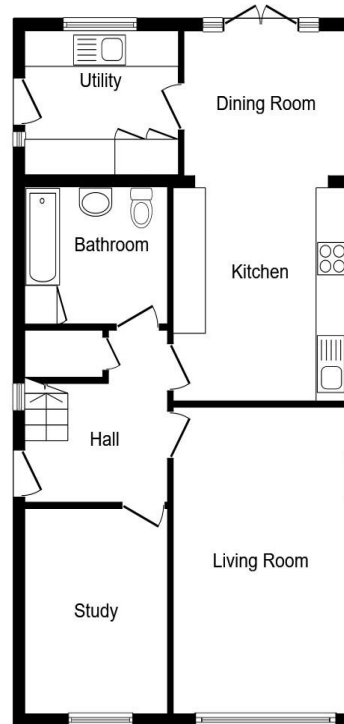
Westcroft Drive, Ossett

- Four-bedroom unique detached home
- Holds a great deal of privacy
- Spacious driveway for several Vehicles
- Two W.C.
- Utility room

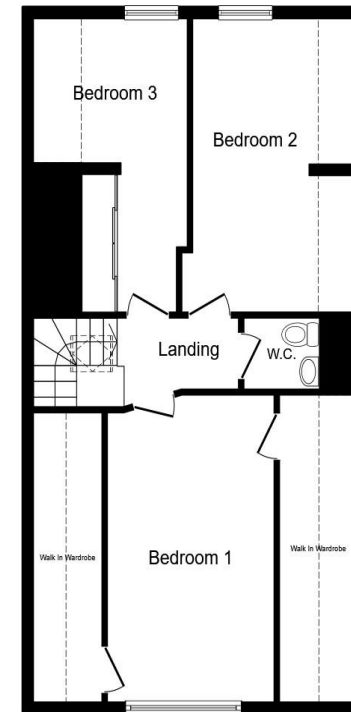
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

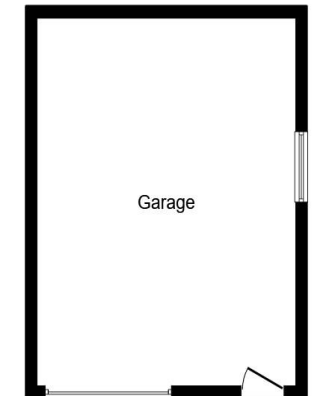
£450,000



Ground Floor



First Floor



Garage

Total floor area 168.1 m² (1,810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
WAK128034 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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