



Wesley Street, Ossett WF5 8EU

welcome to

Wesley Street, Ossett

A Beautiful 4 Bedroom Victorian Home Combining Period Elegance with Contemporary Living
Occupying a generous plot within one of Ossett's most established residential settings.

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

20' 3" max x 7' 3" max (6.17m max x 2.21m max)

Kitchen

18' max x 18' max (5.49m max x 5.49m max)

Lounge

18' max x 14' 11" max (5.49m max x 4.55m max)

Bedroom 1

15' 1" max x 15' 1" max (4.60m max x 4.60m max)

Bedroom 2

18' 1" max x 10' 2" max (5.51m max x 3.10m max)

Bedroom 3

13' 11" max x 7' 4" max (4.24m max x 2.24m max)

Bedroom 4

10' 2" max x 7' 4" max (3.10m max x 2.24m max)

Snug

13' 6" max x 8' 11" max (4.11m max x 2.72m max)

Outdoor Room

17' 5" max x 20' 5" max (5.31m max x 6.22m max)

Summerhouse

13' 1" max x 8' max (3.99m max x 2.44m max)





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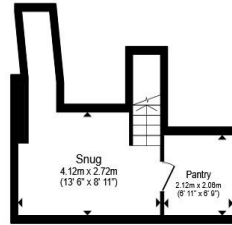
- Elegant Victorian period home
- Beautifully modernised throughout
- Full of character and original charm
- Impressive summerhouse for outdoor entertaining
- Extensive gardens with raised planting beds

Tenure: Freehold EPC Rating: E

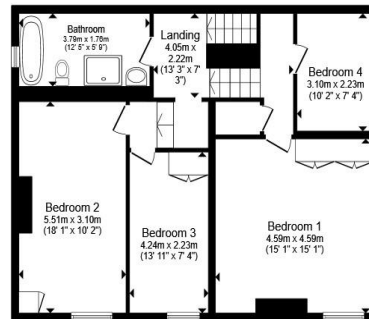
Council Tax Band: C

offers in the region of

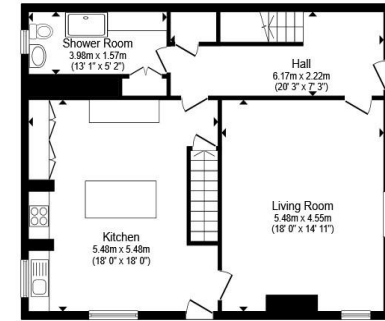
£500,000



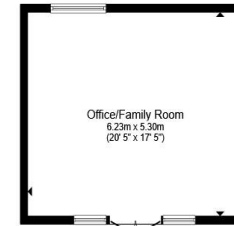
Snug



First Floor



Ground Floor



Outbuilding

Total floor area 181.3 m² (1,951 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:
WAK116900 - 0005

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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