

# MoveNow Properties



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**FOR SALE**

**George Street, Ossett,**

**WF5 9PB**

**Three Bedroom, Terrace.**

**£190,000**



Movenowproperties are delighted to present this charming three-bedroom terrace property for sale. Spanning three floors, this home features a generously sized living room, and a contemporary kitchen/dining area.

- Charming Mid-Terrace Property
  - Desirable Location
  - Generously sized Living Room
- Contemporary kitchen with an open-plan dining area
  - Enclosed rear garden featuring delightful seating areas
- Offered with no onward chain for a hassle-free move
- Must be viewed to be appreciated

## Accommodation Overview

### Living Room

**Measurements: 14'0" x 14'0" (4.30m x 4.30m)**

A spacious and inviting living area featuring oak-finish laminate flooring, an exposed brick chimney, and a double-glazed window overlooking the front. The room includes a radiator and offers access to the stairs and the kitchen/dining room.



### Kitchen/Dining Room

**Measurements: 14'0" x 10'5" (4.30m x 3.20m)**

This modern kitchen offers a range of wall and base units complemented by tiled walls and a wine rack. It includes plumbing for a washing machine, space for a fridge freezer, and an integrated electric oven with a gas hob and cooker hood above. The dining area, adorned with charming wall panelling, provides a pleasant space for meals and socializing. A door opens to the rear garden, and a double-glazed window offers views of the outdoor space. There is also access to the cellar from this room.





## Stairs and Landing

The carpeted stairs lead to a landing with doors to bedrooms one and three, as well as the family bathroom. Additional stairs provide access to the loft conversion.



## Bedroom One

**Measurements: 14'0" x 11'1" (4.30m x 3.40m)**

A spacious double bedroom with solid wood flooring, a radiator, and a double-glazed window overlooking the front. The room also includes a useful storage cupboard.



## Bedroom Two

**Measurements: 10'6" x 9'0" (3.20m x 2.80m)**

Another double bedroom with carpeted flooring, a radiator, and a double-glazed window with views to the rear.



## Family Bathroom

Fitted with a modern white three-piece suite, including a low-flush WC, pedestal wash basin, and a panelled bath with an overhead shower. The bathroom features tiled walls, a radiator, and a frosted double-glazed window overlooking the rear.



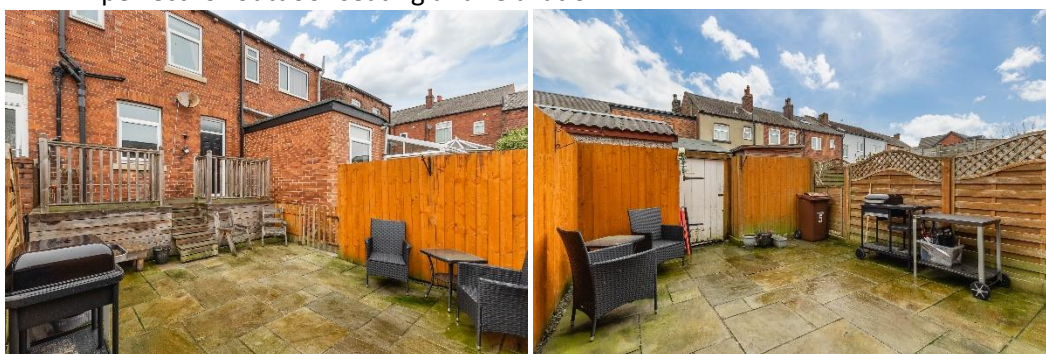
### Bedroom Three

Measurements: 17'5" x 13'1" (5.30m x 4.00m)

The second set of carpeted stairs leads to a landing with a Velux double-glazed window overlooking the rear.



- **Rear:** A delightful enclosed garden with fenced boundaries, offering a shed, patio, and raised decked area—perfect for outdoor seating and relaxation.



Located within the local school catchment area, close to public transport and all local amenities. A short drive/walk to the centre of Ossett. A short drive to the M1 motorway network.

**EPC Rating:** 65D

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

**Tenure:** Freehold

Council Tax Band A

Property Type: Terrace

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

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

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.

### **Viewings**

For further information or to arrange a viewing please contact our offices directly on 01924 249349/01226 593477.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.



**HOW MUCH IS YOUR PROPERTY WORTH?**

**FREE no obligation property valuation**

Sales & Lettings

MoveNow Properties

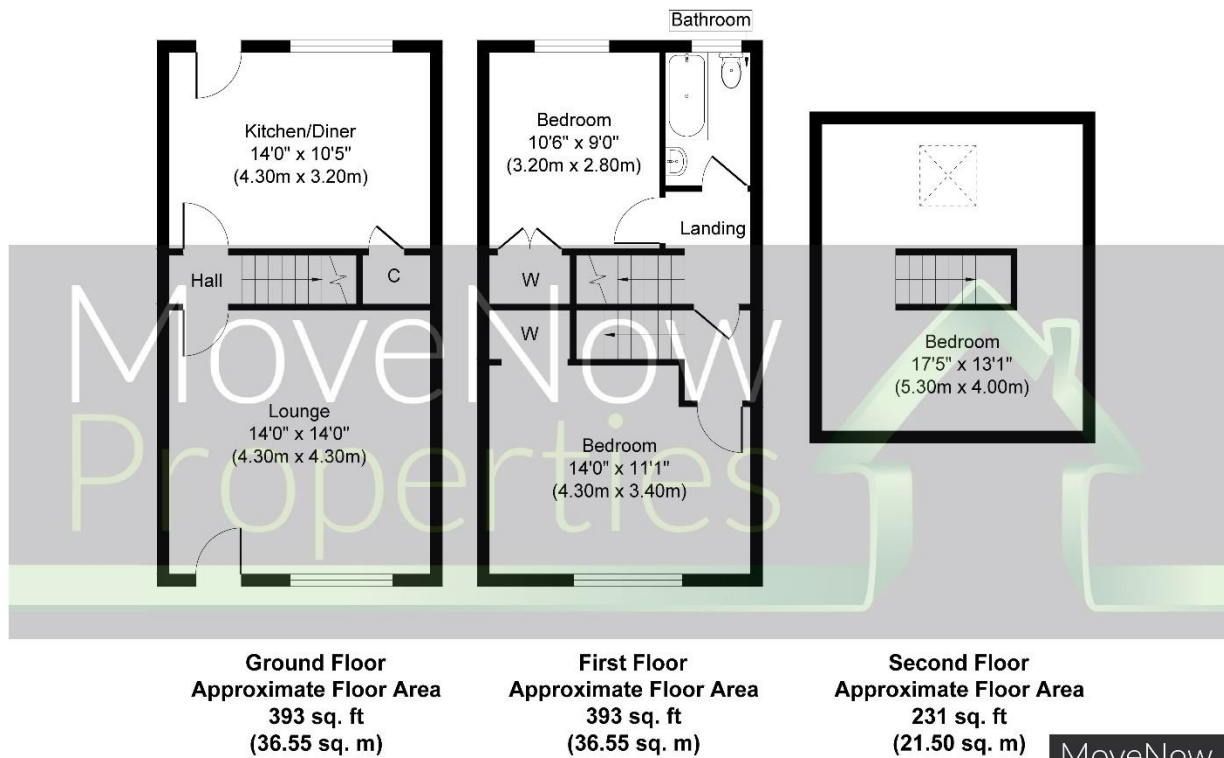
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## Floor plans

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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