

# MoveNow Properties



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**FOR SALE**

**Town Fold, Ossett,**

**WF5 0PW**

**3 Bedroom, Semi-Detached**

**OIRO £250,000**



Movenowproperties proudly presents this well presented three-bedroom semi-detached property, meticulously maintained offering a blend of comfort. Nestled in a sought-after location, this residence boasts a double garage and a spacious, secluded rear garden, promising a serene retreat. Available with no Chain

- Expansive corner plot offering ample space.
- Three generously sized bedrooms for comfortable living
- Semi-detached layout for added privacy and charm.
- Meticulously maintained.
- Sprawling, beautifully landscaped rear garden providing a tranquil retreat.
- Convenient double garage for secure parking and storage
- Offered with no chain, streamlining the purchasing process.
- Highly desirable, sought-after location adding value and prestige.

### Entrance Hall

Upon entering, you are greeted by a welcoming entrance hall adorned with a UPVC door and carpet flooring leading gracefully to the kitchen and living areas.



### Kitchen

**Measurements: 10' 2" x 6' 11" (3.10m x 2.11m)**

Equipped with tiled flooring and a range of wall and base units, complemented by integrated oven, sink and drainer with mixer tap, space for undercounter fridge and ample storage space.



### Rear Porch

The rear porch offers convenience with its tile flooring and plumbing for a washing machine.

### Dining Room

**Measurements: 12' 3" x 10' 11" (3.74m x 3.33m)**

Entertain guests in the charming dining room / second reception room boasting carpet flooring, a radiator, a cosy electric fire and a large, double-glazed window overlooking the rear.



### Living Room

**Measurements: 13' 11" x 11' 10" (4.24m x 3.61m)**

The living room provides a warm ambiance with its carpet flooring, radiator, electric fire in stone surround and large double-glazed window overlooking the front.



### Stairs & Landing

Ascend the carpeted stairs to the spacious landing, illuminated by a frosted double-glazed window overlooking the side, leading to the tranquil bedrooms and the bathroom.

### Bedroom 1

**Measurements: 11' 11" x 10' 8" (3.63m x 3.25m)**

The master bedroom features carpet flooring, fitted wardrobes, and a dressing table, radiator and double-glazed window overlooking the front offering a serene haven for relaxation.



## Bedroom 2

**Measurements: 10' 4" x 10' 3" (3.14m x 3.12m)**

Offers comfort with its double-glazed window overlooking the rear garden, radiator and useful storage cupboard housing emersion heater.



## Bedroom 3

**Measurements: 9' 0" x 7' 1" (2.75m x 2.15m)**

while bedroom 3, currently configured as a dressing room, presents versatility with its fitted wardrobes and storage, radiator and double-glazed window overlooking the front.



## Bathroom

**Measurements: 7' 7" x 5' 5" (2.31m x 1.64m)**

Boasting a four-piece suite, including a shower unit, pedestal washbasin, low flush WC, and bidet, enveloped in full tiling and illuminated by natural light filtering through the frosted double-glazed window.



## Outside

The property delights with a private drive for off-road parking at the front, while the expansive rear garden beckons with its lush greenery and well-established shrubs and flowerbeds, providing an idyllic setting for outdoor gatherings.



## Double Garage

**Measurements: 16' 10" x 16' 8" (5.14m x 5.08m)**

Featuring an electric up-and-over door, power lighting, and a side door leading to the garden, ensuring convenience and security for your vehicles and storage needs.

## Mobile Coverage

Three

O2

Vodafone

EE

## Satellite / Fibre TV Availability

BT

Sky

Virgin

## Parking

Private Drive & Double Garage

## Council Tax

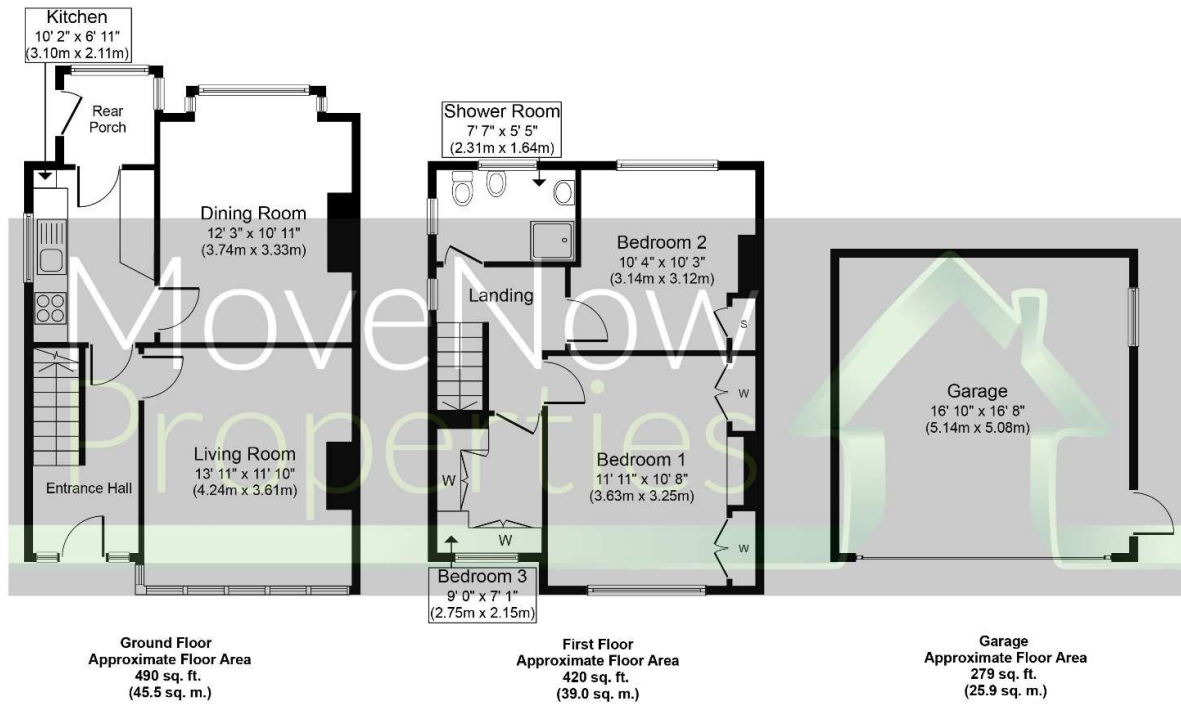
Band C

## Tenure

Freehold

## 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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## EPC

Certificate Number :

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

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

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## Free valuations

Considering selling or letting your property?

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

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