



Valley Road, Ossett, WF5

£190,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Housesimple are pleased to bring to the market for sale this, modern three storey, three bedroomed end townhouse, Having both gas fired central heating and double glazing, and providing well-proportioned accommodation, briefly comprising; entrance reception hallway with cloakroom/WC, acces

Key features:

- Updated Security System
- Double Driveway
- Newly Redecorated
- Great Location For Schools and Ossett Precinct
- Beautifully presented
- Viewings Highly Recommended

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band C (£1383.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Housesimple are pleased to bring to the market for sale this, modern three storey, three bedrooomed, four bathroom end townhouse, Having both gas fired central heating and double glazing, and providing well-proportioned accommodation, briefly comprising; entrance reception hallway with cloakroom/WC, access to integral garage, open plan dining kitchen with a comprehensive range of built-in appliances, with French doors leading on to the rear garden. To the first floor; formal lounge, house bathroom, guest bedroom with en suite shower room. To the second floor; master bedroom with en suite shower room and third bedroom.

Outside; easy to maintain gardens to the front, with driveway providing off street parking, leading to integral single car garage with plumbing for automatic washing machine. To the rear; enclosed lawned garden. Situated in this popular and convenient location on the outskirts of Ossett town centre.

ENTRANCE RECEPTION HALLWAY With double glazed entrance door, laminate wood flooring and double glazed window. Stairs leading to the first floor and access to integral garage, central heating radiator.

CLOAKROOM Having contemporary style suite with chrome fittings comprising; wash hand basin, low flush WC, half tiling to the walls and tiled floor, heated towel rail, downlighting to the ceiling and extractor fan

panelling to the walls and tiled floor, heated towel rail, downlighting to the ceiling and extractor fan.

DINING KITCHEN 11' 0" x 16' 2" (3.36m x 4.94m) Fitted with a matching range of effect contemporary style wall and base units contrasting worktop areas, stainless steel sink unit single drainer with mixer tap unit, integrated oven and hob with extractor hood over, laminate wood flooring, tiling, double glazed window and French doors leading on to the rear garden, central heating radiator, downlighting to the ceiling.

LANDING Stairs lead to first floor landing, with double glazed window and central heating radiator.

LOUNGE 9' 10" x 16' 3" (3m x 4.96m) Having two central heating radiators, down lighting to the ceiling, television point, double glazed window.

BEDROOM TO REAR 11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window overlooking the rear garden, central heating radiator.

EN SUITE SHOWER ROOM Furnished with a modern white suite comprising; pedestal wash basin, low flush WC, shower cubicle, half tiled walls, tiled floor, chrome heated towel rail, double glazed window, down lighting to the ceiling.

HOUSE BATHROOM Fitted with a white suite comprising; wash hand basin, low flush WC, panelled bath with mixer shower tap, tiling to the walls and floor, downlighting to the ceiling, extractor fan and chrome heated towel rail.

LANDING Stairs lead to the second floor landing.

MASTER BEDROOM 9' 2" x 16' 3" (2.8m x 4.97m plus recess) With double glazed window and double glazed Velux roof light, downlighting to the ceiling, central heating radiator.

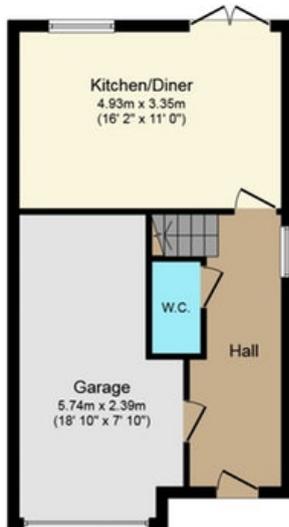
EN SUITE SHOWER ROOM Having white contemporary style suite with wash hand basin, low flush WC, shower cubicle, tiling to the walls and floor, airing/cylinder cupboard, double glazed Velux roof light, downlighting to the ceiling and extractor fan.

BEDROOM TO REAR 7' 7" x 10' 4" (2.32m x 3.16m) Having central heating radiator, double glazed Velux roof light, downlighting to the ceiling.

GARDEN Driveway to the front provides off street parking, a pathway to the front door. To the rear; enclosed lawned garden.

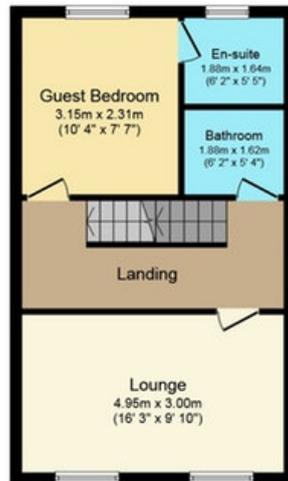
INTEGRAL GARAGE 18' 10" x 7' 10" (5.75m x 2.4m) Having up and over door, access door to the garage, central heating boiler and plumbing for automatic washing machine.

Floor plan:



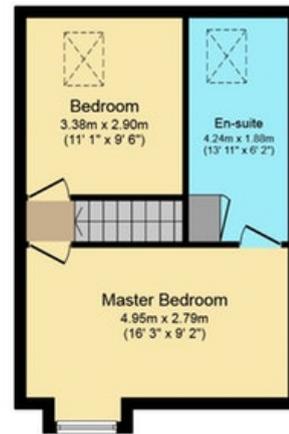
Ground Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx



First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



Second Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

7, Valley Road, OSSETT, WF5 8LG

Dwelling type: End-terrace house	Reference number: 0538-2866-7564-9605-9911
Date of assessment: 06 June 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 June 2015	Total floor area: 88 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,154
Over 3 years you could save	£ 288

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; display: inline-block;"> You could save £ 288 over 3 years </div>
Heating	£ 1,425 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 375 over 3 years	£ 228 over 3 years	
Totals	£ 2,154	£ 1,866	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
72	86

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£85	£ 150
2 Solar water heating	£4,000 - £6,000	£ 138
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 750

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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