

MoveNow Properties



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FOR SALE

Church Street, Wakefield,

WF5 9DW

4 Bedroom, Detached Home

£415,500

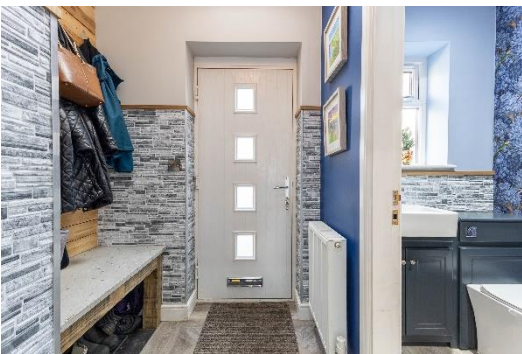


Movenowproperties are thrilled to present this exceptional 4-bedroom detached family home, a true gem in the heart of Ossett. Boasting a large private driveway with secure electric gates, a beautifully landscaped rear garden, and ample living space, this property is designed for modern family living.

- Convenient downstairs WC, featuring the second largest well in Ossett
 - Three luxurious bathrooms, including two en-suites
 - Four generously sized, ready-to-sell bedrooms
 - Two spacious and versatile reception rooms
 - Landscaped and fully enclosed private rear garden
 - Off-road parking with secure electric gates
 - Brand-new roof installed in 2023
 - Side extension with planning permission in place
 - Beautiful solid wood internal doors throughout

Entrance Porch

A welcoming entrance porch featuring stylish Karndean flooring and a composite entrance door. Includes a radiator, internal door leading to the kitchen/utility, and downstairs WC. Offers useful hanging space and storage for coats and shoes, complemented by a Velux window that adds natural light.



Downstairs WC

Measurements: 6'5" x 3'10" (1.95m x 1.18m)

A unique feature, this WC showcases a feature 19th century well - a remarkable 5-meter-deep hand-built Yorkshire stone well, beautifully illuminated. Includes a low-flush WC, wash basin set in a modern vanity unit, and a frosted double glazed window overlooking the front. Recessed spotlights complete the contemporary aesthetic.



Utility Room

Measurements: 13'9" x 7'5" (4.20m x 2.25m)

A spacious utility area accessed from the porch, featuring Karndean flooring, with base units for a freestanding washing machine and dryer. Conveniently connects to the kitchen/dining area.

Kitchen/Dining Room

Measurements: 22'5" x 8'1" (6.84m x 2.46m)

A modern kitchen equipped with a range of sleek wall and base units with complimentary work surfaces. Includes an integrated dishwasher, space for a tall fridge-freezer, recessed spotlights, and a Velux window. Features anthracite towel heaters and a frosted UPVC door that opens to the enclosed garden. A double-glazed rear-facing window flood the space with natural light.



Dining Room/Living Room

Measurements: 13'11" x 11'9" (4.26m x 3.59m) 10'7" x 10'5" (3.23m x 3.18m)

This dual-purpose area boasts engineered wood flooring, a radiator, and patio doors opening to the enclosed rear garden, flanked by double-glazed side windows. The dining area includes practical under-stair storage with a stylish rail-hung feature door, wall panels, and a media wall with an electric fire for cosy evenings.



Living Room

Measurements: 14'0 x 13'4" (4.28m x 4.08m)

A spacious and inviting living room with carpet flooring. Features a charming chimney breast with a tiled interior and a double-glazed bay window with built-in storage, offering a perfect spot to unwind.



Stairs and Landing

Carpeted stairs lead to the landing, which is fitted with a handrail and elegant glass balustrades. Includes a double-glazed side window, radiator, and loft access.



Bedroom One

Measurements: 13'11" x 12'0" (4.23m x 3.67m)

A large double bedroom with carpet flooring, a double-glazed front-facing window, a radiator, and ample space for wardrobes.



En-Suite (Bedroom One)

Measurements: 5'7" x 3'11" (1.71m x 1.19m)

This luxurious en-suite features contemporary tiled flooring, a low-flush WC with concealed cistern, and a wash basin set in a vanity unit. Includes tiling to walls, a black towel heater, and a walk-in shower with a recess for toiletries, rainfall showerhead, and recessed spotlights. Black fixtures add a modern touch.



Bedroom Two

Measurements: 15'1" x 8'5" (4.61m x 2.57m)

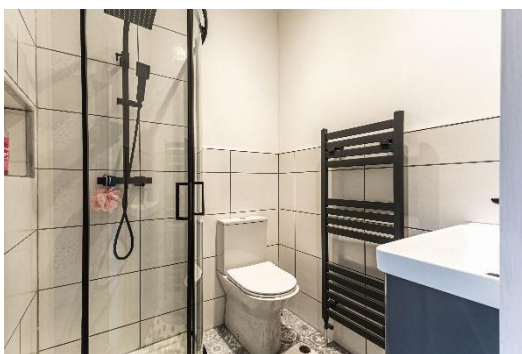
Another generous double bedroom with carpet flooring, a radiator, and a double-glazed front-facing window.



En-Suite (Bedroom Two)

Measurements: 5'5" x 5'0" (1.65m x 1.53m)

A modern en-suite featuring a low-flush WC, a wash basin set in a sleek vanity unit, an anthracite towel heater, and a corner shower with a rainfall showerhead. Includes recessed spotlights, a recess for toiletries, and contemporary black accessories.



Bedroom Three

Measurements: 11'1" x 8'2" (3.40m x 2.49m)

A comfortable double bedroom with carpet flooring, a radiator, and a rear-facing double-glazed window offering pleasant views.



Bedroom Four

Measurements: 8'4" X 7'6" (2.56m X 2.29m)

A versatile fourth bedroom with a rear-facing double-glazed window, carpet flooring, and a radiator.



Family Bathroom

Measurements: 8'7" x 6'3" (2.62m x 1.91m)

This elegant family bathroom includes a low-flush WC with concealed cistern, a wash basin set in a modern vanity unit, a bathtub, and a corner shower with a rainfall showerhead. Finished with an anthracite towel heater, recessed spotlights, and a frosted rear-facing double-glazed window.



Outside

The front of the property boasts a large private driveway with secure electric gates and fenced boundaries, offering off-road parking for at least five vehicles.

The rear features a beautifully landscaped, low-maintenance garden with artificial lawn, fenced boundaries featuring outdoor lighting. Its private, south-facing orientation which ensures sunlight throughout the day.

This remarkable home offers a unique blend of modern luxury and practical living, located in one of Ossett's most sought-after areas. Schedule a viewing to fully appreciate everything this property has to offer.



Tenure: Freehold

Council Tax Band C

Property Type: Detached

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: Private Drive, Off road

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: A side extension has been added to the property with full planning permission and certificates.

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.

Ossett's Private Wells

Many houses, inns and businesses in Ossett had (and still have) their own wells, some having their own names like Clayton's Well on Field Lane.

There was another major public well in Ossett called Nelly's Well, which was opposite Greenland House on Dale Street. In 1874, Nelly's Well was so polluted by sewage that the water could not be used, but after pot pipes had been substituted for an old rubble drain, which ran by the top of the well, the well became usable again. Nelly's Well and Clayton's Well on Field Lane (now Church Street) were fed by a major stream, originating from the top of Church Street or possibly on the hillside towards Kingsway, and feeding the old Northfield Mill Dam (Bickles), now a car park, across Church Street, through the recreation ground, under Greenlands House and across Dale Street.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

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

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

Free valuations

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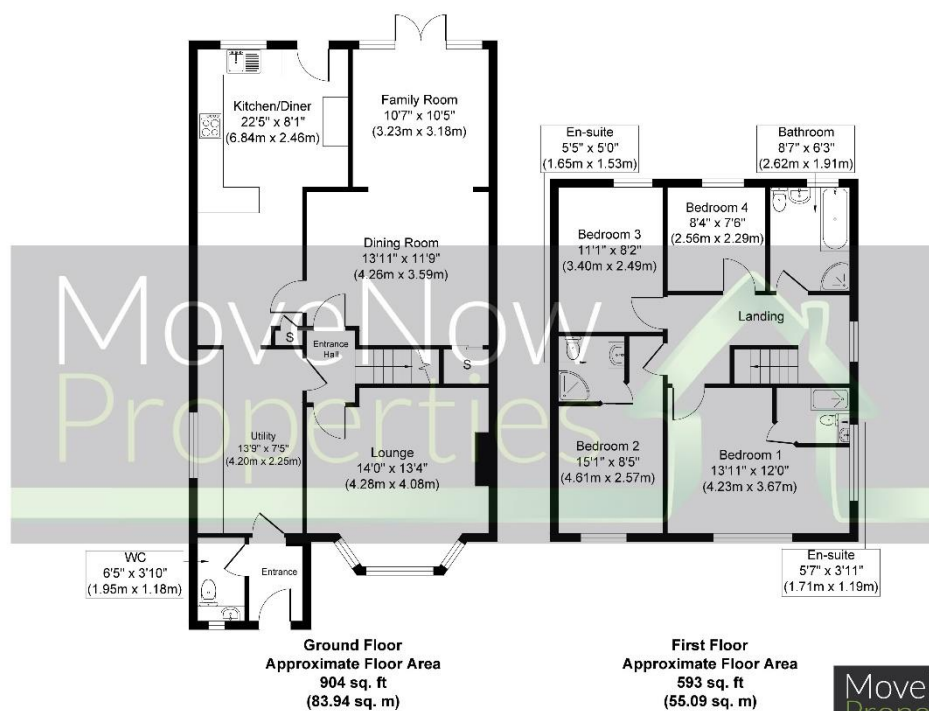
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Floor plans

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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