



**West Royd Croft
Wesley Street
Ossett
West Yorkshire
WF5 8EZ**

Offers in Excess of £498,000

bettermove

Wesley Street

Ossett

Bettermove are proud to present this 4 bedroom semi-detached house in the sought after area of Ossett, available with no forward chain.

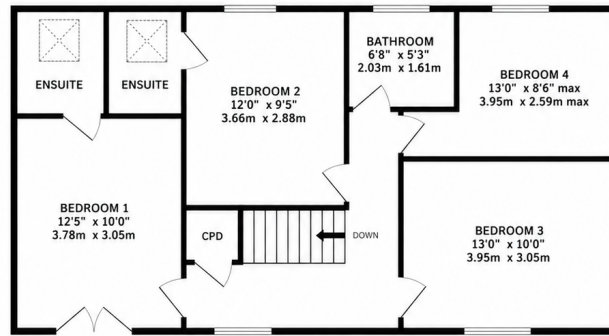
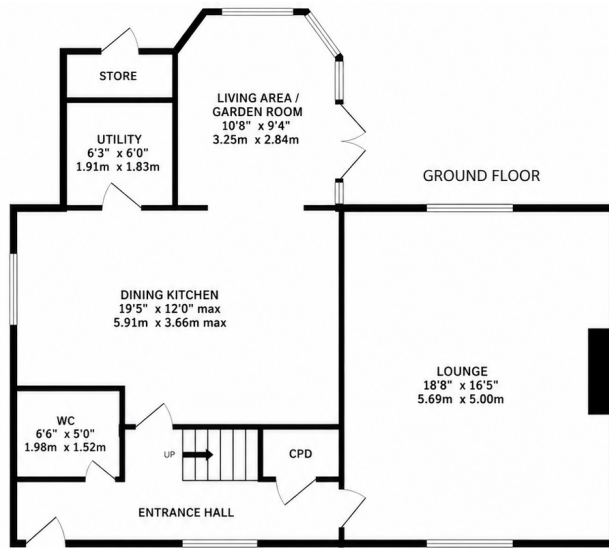
The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and double garage. The council tax band is D.

Entering this well presented property, you are welcomed by an entrance hall with a useful ground floor WC and staircase to the first floor. To the front is a spacious lounge, while to the rear a generous dining kitchen provides ample space for family dining and entertaining. The kitchen leads through to a bright garden room, with a separate utility room and store offering additional practicality. Upstairs, the first floor comprises four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms, with useful storage provided off the landing. The property offers spacious and versatile accommodation throughout, making it well suited to modern family living. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the sought-after town of Ossett, the property enjoys easy access to a variety of local amenities, including shops, supermarkets, cafés, restaurants and public houses, together with nearby parks and leisure facilities. Excellent transport links are available via Wakefield Westgate Railway Station, the M1 motorway and the M62, offering straightforward access to Leeds, Wakefield, Manchester and the wider region.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





1ST FLOOR

WESLEY STREET

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk