



18 Southdale Road  
Ossett



# 18 Southdale Road

Ossett, WF5 8BA



Originally designed and built for the former Borough Architect of Ossett, is this substantial, versatile and heavily extended five bedroom detached executive home. Enjoying a high specification throughout with a very large and private south facing landscaped garden to the rear.

The accommodation briefly comprises of spacious reception hall with feature staircase, contemporary kitchen/breakfast room which opens up into a dining area with feature bi-folding doors, living room, family room, sitting/bar room, downstairs shower room/w.c., two bedrooms, one with an en suite shower room/w.c. and sitting room off. Stairs to first floor galleried landing which leads to three double bedrooms, one with walk in dressing and contemporary house bathroom/w.c. Outside to the front there is gated access to the tarmac driveway providing off street parking and a low maintenance pebbled garden to the front. Whilst to the rear, a large attractive landscaped south facing lawned garden incorporating feature porcelain tiled patio, ideal for entertaining purposes, enjoying a high degree of privacy with brick wall surrounds.

Situated in this prime part of Ossett within easy reach of excellent local schools and twice weekly market. There is good access to the M1 motorway via junction 40, which is only a short distance away, ideal for the commuter wishing to work or travel further afield.

Having undergone a comprehensive scheme of renovation throughout by the current owner., this is simply a fantastic home, ideal for the growing family and truly deserves a full internal and external appraisal to fully reveal the quality and space the accommodation has to offer and an early viewing comes highly recommended.





A built-in stainless steel kitchen unit containing a microwave oven at the top, a single oven in the middle, and a double oven at the bottom. The unit is integrated into the white cabinetry on the left side of the kitchen.

The main kitchen area featuring white cabinetry, a dark countertop, a stainless steel range hood, and a central island with a black countertop. The island is supported by a white base and has three cream-colored bar stools with chrome bases tucked under it. The countertop holds various kitchen items like a coffee maker and jars.



## ACCOMMODATION

### RECEPTION HALL

Two UPVC double glazed frosted windows in gunmetal grey to either side of the door overlooking the front aspect, UPVC double glazed glass skylight over the reception hall. Inset spotlights to the ceiling, engineered compressed wooden floor with LED strip lighting. Two contemporary radiators in gunmetal grey with a sliding high gloss door which provides access into a built in cloakroom with sensor lighting and inset spotlights and compressed wooden floor within. Floating staircase leading up to the first floor landing with doors leading off to an extended bedroom, modern fitted shower room/w.c., sitting/bar room and opening leading through to a storage room with fixed shelving within. Two further doors to a bedroom and kitchen/breakfast room.

### KITCHEN/BREAKFAST AREA

The kitchen is fitted with a contemporary range of high gloss base and wall units with inset lighting, Quartz work surfaces, Quartz splash back and matching breakfast bar. Inset stainless steel sink, five ring gas hob with cooker hood above, integrated double oven and microwave, integrated full-sized dishwasher, integrated fridge/freezer and two pull-out spice racks. Engineered compressed laminate floor, inset spotlights to the ceiling and contemporary central heating radiator. Door returning to the entrance vestibule.

### BEDROOM FIVE

UPVC double glazed window overlooking the front elevation, inset spotlights to the ceiling, central heating radiator and a recess section which currently houses freestanding wardrobes. Chrome plug sockets with USB ports.

### SHOWER ROOM/W.C.

Three piece suite comprising free standing walk in shower cubicle with solid glass shower screen and UPVC cladding with chrome strips within. Thermostatic shower with chrome shower head and shower attachment. Low flush w.c., pedestal wash basin with chrome mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the front aspect and a ladder style radiator. Laminate tiled floor, inset spotlights to the ceiling and extractor fan.

### SITTING/BAR ROOM

Inset spotlights to the ceiling and fully working bar with space for refrigeration and shelving within. Wall mounted white contemporary central heating radiator and UPVC double glazed window overlooking the front aspect. Sliding door through to the utility area which has plumbing and drainage for a washing machine and space for a dryer. Further door which provides access into the boiler cupboard.

### STORAGE ROOM

Fixed shelving within, inset spotlights to the ceiling and fully tiled floor.

### LIVING ROOM

Inset spotlights to the ceiling, UPVC double glazed leaded window to the front elevation and central heating radiator.

### FAMILY ROOM

A fantastic open plan family space with a vaulted ceiling and Velux double glazed window. Inset spotlights to the ceiling, two contemporary central heating radiators, laminate flooring and UPVC double glazed bi-folding doors opening onto the rear garden. Squared archway into the breakfast kitchen.

### BEDROOM FOUR

Wall mounted gunmetal grey radiator and door through to an extended en suite shower room/w.c. Archway into sitting area.





### BEDROOM FOUR EN SUITE SHOWER ROOM/W.C.

Low flush w.c., wall hung wash basin with chrome mixer tap and tiled splash back with high gloss vanity drawers below. Shower cubicle with glass door and a mixer shower within with fully tiled walls in the shower cubicle. Dark grey ladder style radiator, UPVC double glazed frosted window overlooking the side aspect, wall mounted extractor fan and inset spotlights to the ceiling.

### FIRST FLOOR LANDING

Contemporary glass balustrade, two useful storage cupboards, UPVC double glazed leaded window to the front elevation and coving to the ceiling. Doors to three bedrooms, house bathroom/w.c. and a further walk-in wardrobe/storage area.

### BEDROOM ONE

UPVC double glazed leaded window to the rear elevation and central heating radiator. Door to the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

Contemporary three piece white and chrome suite comprising of recessed shower enclosure with thermostatic shower, low flush w.c. and pedestal wash basin. Fully tiled walls and floor, chrome ladder style towel radiator, inset spotlight to the ceiling, extractor vent.

### BEDROOM TWO

Two UPVC double glazed windows to the side and rear elevations. Central heating radiator. Open archway to a dressing area.

### DRESSING AREA

UPVC double glazed leaded window to the front elevation and central heating radiator. Suitable for a variety of purposes such as a dressing area, sitting room, study, play room, etc.

### BEDROOM THREE

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

Contemporary four piece white and chrome suite comprising of panelled bath, corner shower enclosure with thermostatic shower, low flush w.c. and pedestal wash basin. Fully tiled walls and floor, chrome ladder style towel radiator, extractor vent, inset spotlights to the ceiling and UPVC double glazed frosted leaded window to the front elevation. Spacious storage cupboard with shelving space.

### WALK IN WARDROBE

Inset spotlights to the ceiling, shelving and rail space.

### OUTSIDE

To the front there is an L shaped tarmac driveway providing ample off road parking, sliding manual cast iron gate in dark grey. The driveway provides ample off street parking leading to the former garage, now converted into a salon but suitable for a variety of purposes. Privet hedge and stone wall borders. Access can be gained by the side of the property through a wrought iron pedestrian gate to the rear garden, passing a brick built store unit. The very large south facing rear garden enjoys a high degree of privacy with brick wall surrounds. Large lawned section with gravelled and planted borders. A raised timber decked section provides excellent entertaining space in addition to a brick built barbecue, ideal for outside entertaining purposes with outside water and power points. The front of the extension has been completely rendered with four up and down black lights to the front and side access to the garden. The current vendors have planning for a car port to the side.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.

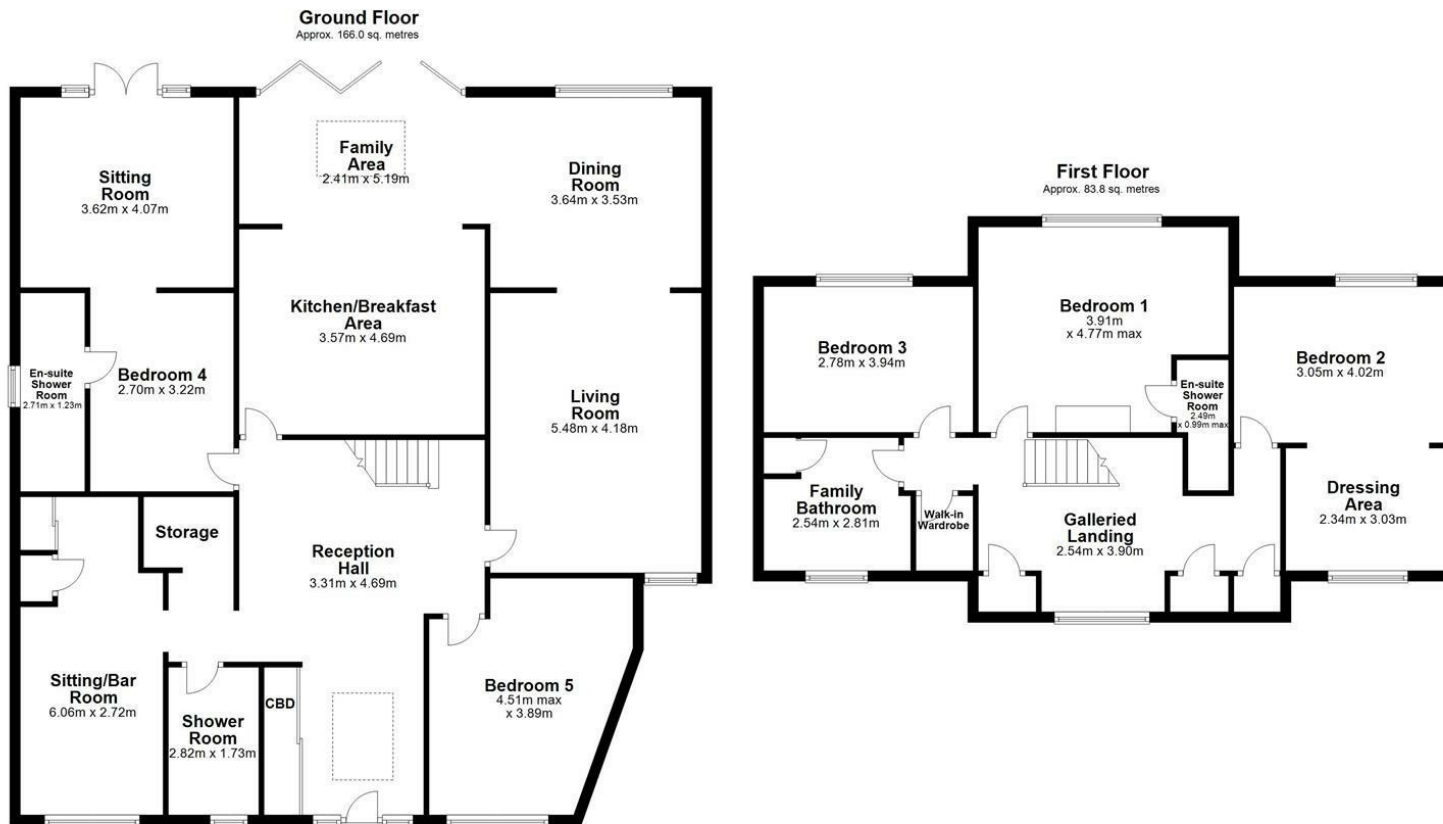
### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.





Total area: approx. 249.7 sq. metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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