

3 Bed Terraced In Pildacre Hill , Ossett, WF12 8NS

£230,000





## SHORT DESCRIPTION

Property Ref: 16682 Welcome to Pildacre Hill - a beautifully refurbished three-bedroom family home offering stunning countryside views and an impressive rear garden. Thoughtfully designed, the home blends charming period features with stylish modern finishes, creating a warm, yet contemporary space ready to move straight into. Positioned to enjoy uninterrupted views of Emley Moor to the front, and backing onto open fields at the rear, this property is ideal for those who appreciate nature. Within a 5-minute drive of Ossett town centre and with the Dewsbury-Ossett Greenway just a short walk away, it offers the perfect balance of rural tranquillity and everyday convenience. The home benefits from off street parking providing parking for more than one car, and a detached garage located to the side of the house. The ground floor comprises of an entrance hall with stairs leading to the first floor, a beautiful and bright living room leading to a modern kitchen-dining room with useful understairs storage and handy porch onto the back garden. The first floor accommodates the spacious master bedroom, bathroom and two further bedrooms. GROUND FLOOR Entrance Hall - External composite door, tiled floor leading to lounge and stairs to first floor. Living Room - 4.55m x 4.44m (14ft 11in x 14ft 7in) The standout feature is the stunning period fireplace at the centre of the room framed by storage either side, ceiling rose and period sympathetic lighting all add to the charm of the room. Kitchen-Dining Room - 5.41m x 2.69m (17ft 9in x 8ft 10in) A modern kitchen with tiled splash back, gas hob with built in electric oven underneath and stainless-steel extraction. A light and welcoming space, trendy neutral units are complimented by a wood effect worktop, ample storage space, and room for a dining table. There is a useful understairs cupboard for additional storage. Porch leading to the back garden. FIRST FLOOR Primary Bedroom - 4.67m x 3.61m (15ft 4in x 11ft 10in) Large double bedroom with original fireplace and wall panelling, boasting countryside views from the window. Bedroom 2 - 3.13m x 2.80m (10ft 3in x 9ft 2in) Double bedroom with rural views over the rear garden. Bedroom 3 - 2.80m x 2.14m (9ft 2in x 7ft 0in) Single bedroom which would be idea for a child's room or home office. Bathroom - 2.17m x 1.69m (7ft 1in x 5ft 7in) Modern bathroom suite with brushed brass fittings, wash basin with fluted vanity unit, low flush WC, dual rear shower over bath with glass shower screen. EXTERNAL The property benefits from a well-maintained front garden. Large rear garden with raised bed down one side and further gravelled area for a shed, garden room or sun-soaked seating area. There is a detached garage on the land to the side of the property which benefits from a new roof. There is ample off-street parking to the rear. Property Type: Terraced Full selling price: £230000.00 Pricing Options: No Status Tenure: Freehold Council tax band: A EPC rating: D Measurement:861.113 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Rear, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

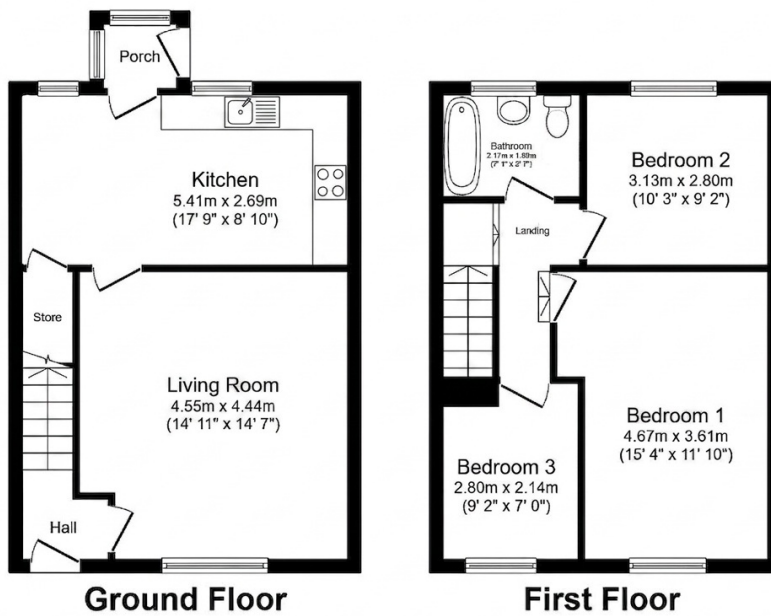
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



ALL MEASUREMENTS ARE APPROXIMATE  
AND FOR DISPLAY PURPOSES ONLY.  
NO LIABILITY IS ACCEPTED BY THE AGENCY AS  
TO THE EXACT MEASUREMENTS OF THE ROOMS

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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