



99Home Ltd.

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3 Bed Semi-Detached In Bretby Avenue , Ossett, WF5 9UB

£235,000



Ref:14814



01481 501212

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ONLINE ESTATEAGENT



SHORT DESCRIPTION

Property Ref: 14814 Welcome to this spacious three-bedroom semi-detached home in Ossett, offered chain-free. Ideal for families and first-time buyers, this property is at the end of a peaceful estate. The ground floor features an entrance hall, a W/C (1.16m x 1.5m), a modern kitchen/diner (4.07m x 2.87m), and a generous lounge (5.2m x 3.17m) with patio doors leading to the rear garden. Upstairs, there are two double bedrooms: the first (5.2m x 2.69m) and the second (2.69m x 3.14m), plus a good-sized single bedroom (2.86m x 2.13m). The family bathroom (2.03m x 1.85m) features a three-piece suite with a bath and shower. Outside, enjoy a lawned front garden with a driveway for two cars. The re-landscaped rear garden boasts a large stone patio and low-maintenance artificial grass. Located near local shops, schools, and bus routes, this property is perfect for convenient living. Property Type: Semi-detached Full selling price: £235000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: C EPC rating: B Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

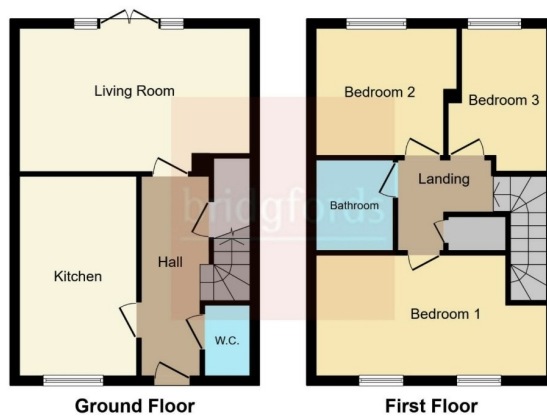
Bath Room(s)

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

Property type	Semi-detached house
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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