



Crownlands Lane, Ossett WF5 9EA



welcome to

Crownlands Lane, Ossett

A unique and Individual Three bedroom detached home in the HEART of Ossett.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

8' 10" max x 8' 10" max (2.69m max x 2.69m max)

Kitchen

22' 6" max x 9' 2" max (6.86m max x 2.79m max)

Garden Room

16' 5" max x 9' 10" max (5.00m max x 3.00m max)

Living Room

15' 1" max x 15' 1" max (4.60m max x 4.60m max)

Dining Room

16' 7" max x 15' 3" max (5.05m max x 4.65m max)

Cellar

14' 4" max x 10' 10" max (4.37m max x 3.30m max)

Bedroom 1

15' 1" max x 15' 1" max (4.60m max x 4.60m max)

Bedroom 2

17' 3" max x 8' max (5.26m max x 2.44m max)

Bedroom 3

13' 4" max x 8' 6" max (4.06m max x 2.59m max)

Bathroom

7' 3" max x 10' max (2.21m max x 3.05m max)

Ensuite

5' 3" max x 5' 3" max (1.60m max x 1.60m max)

Double Garage

19' 3" max x 16' 2" max (5.87m max x 4.93m max)





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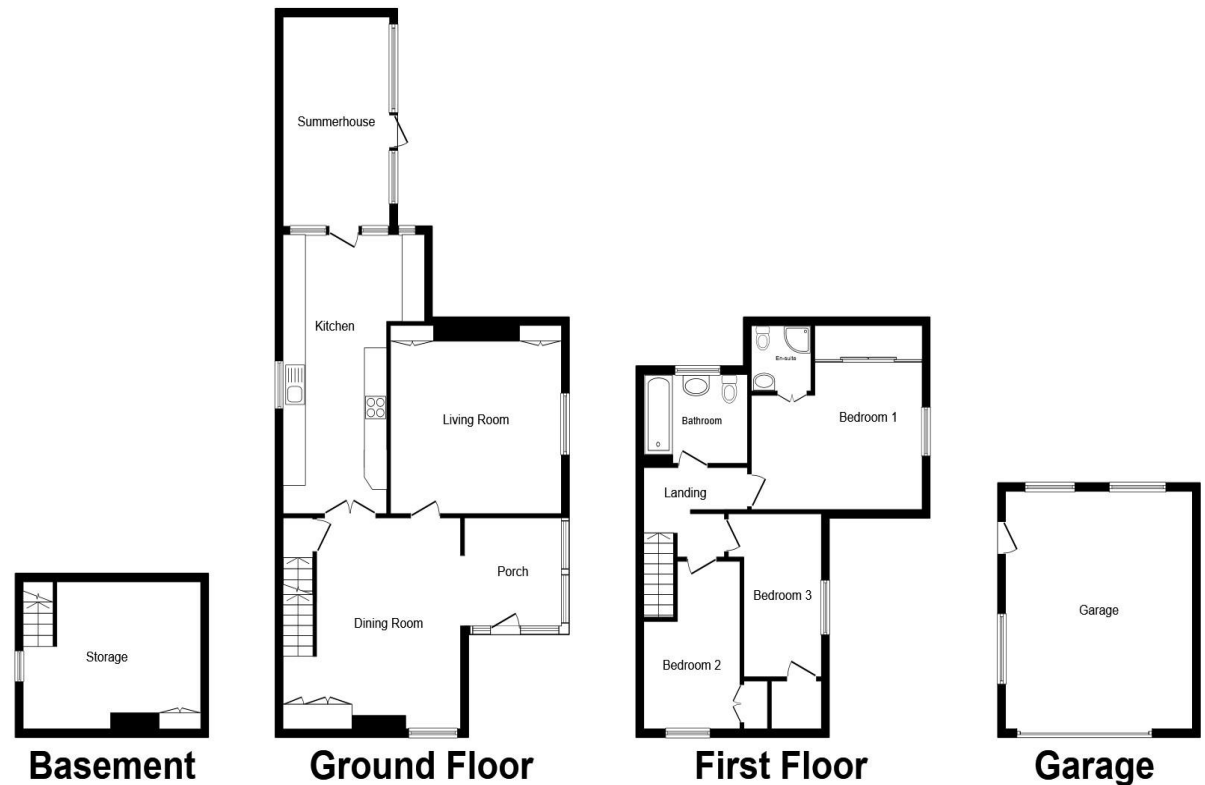
Crownlands Lane, Ossett

- Unique and Individual Home
- Beautifully Presented
- Three Bedrooms
- Useful Basement
- Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

fixed price

£475,000



Total floor area 191.9 m² (2,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WAK128613 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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