



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Goring Park Avenue, Ossett

Offers Over

£595,000

- Stunning Detached Victorian Residence
- Minutes from M1 Junction 40 – Excellent Commuter Links
  - Two Elegant Reception Rooms
  - Four Well-Proportioned Bedrooms
- Retains Many Original Period Features
  - Mature, Well-Maintained Gardens

An impressive detached Victorian property set on a generous corner plot in a highly regarded residential area. Ideally located just minutes from M1 Junction 40, offering easy access to Leeds, Sheffield and beyond, the property is also within walking distance of green belt countryside.



This elegant period residence retains a wealth of original character while seamlessly accommodating the needs of modern family living. Rarely does a home of such architectural presence, historical significance and versatility come to market.

#### The Accommodation

A spacious and welcoming entrance hallway sets the tone for the refined proportions found throughout. Two beautifully appointed reception rooms provide flexible living and entertaining space, ideal for both formal occasions and relaxed family evenings.

At the heart of the home lies an impressive dining kitchen, thoughtfully fitted with quality cabinetry and integrated appliances, offering generous space for family gatherings and social occasions. A separate utility room provides practical additional storage, complemented by a convenient ground floor WC.

To the first floor are four well-proportioned bedrooms, each offering excellent natural light and flexibility for family life, guests or home working. The family bathroom features a classic three-piece suite with bath and over head shower

The extensive lower ground floor cellars provide substantial additional space, presenting exciting scope for further development or enhancement, subject to the necessary consents.

#### Outside

The property stands within mature, well-maintained gardens bordered by established planting, creating a sense of privacy and presence befitting its stature. Ample off-street parking leads to a detached double garage, complete with lighting, power and electric door.

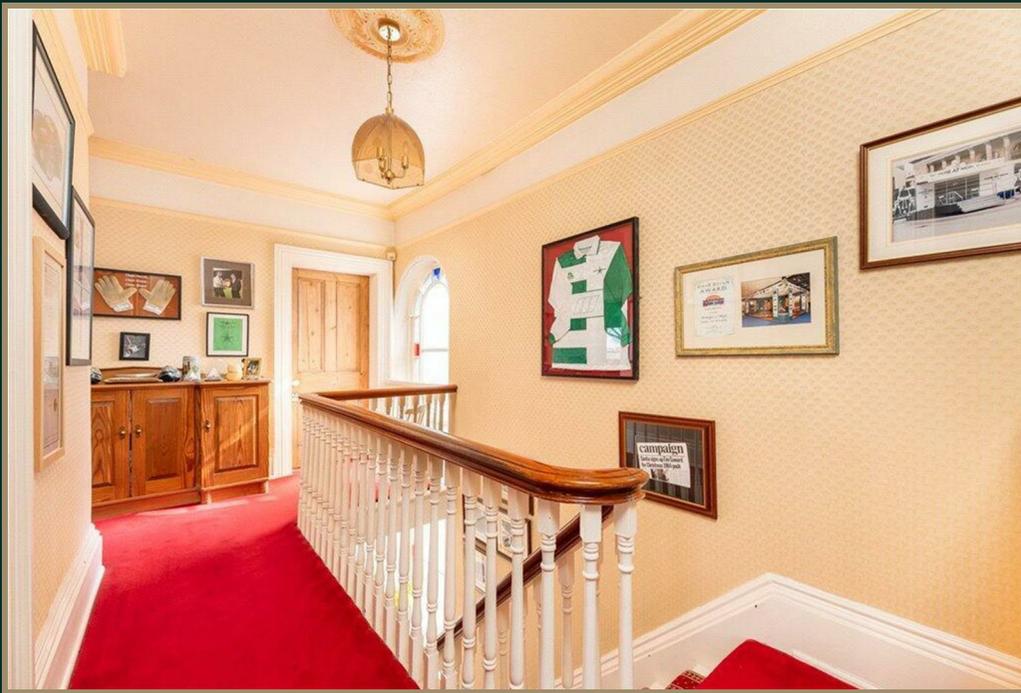
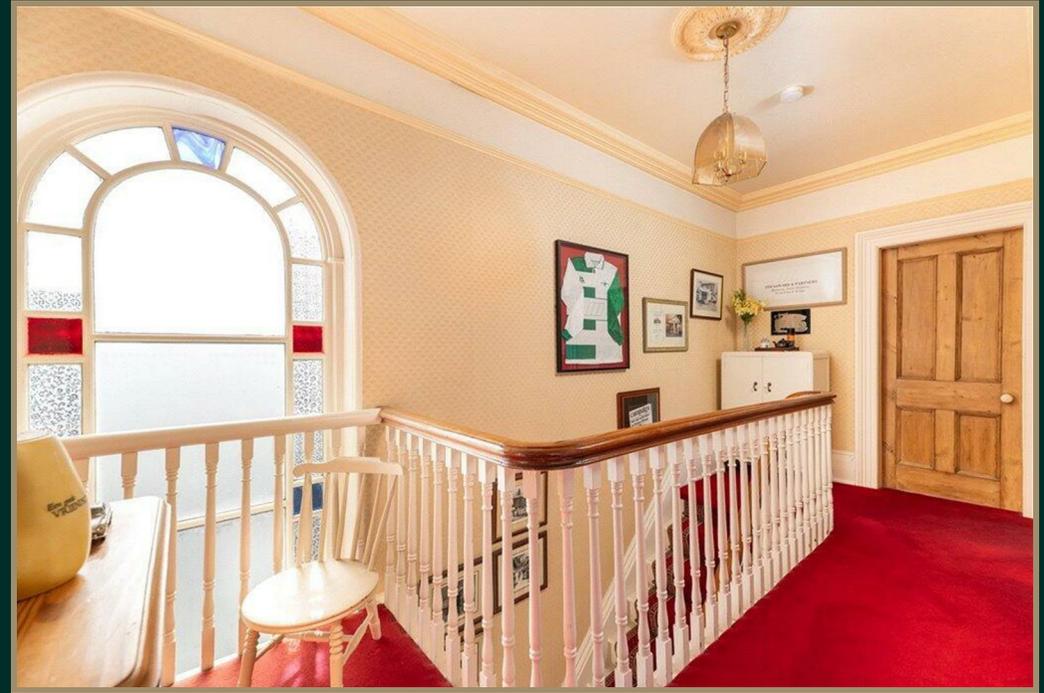
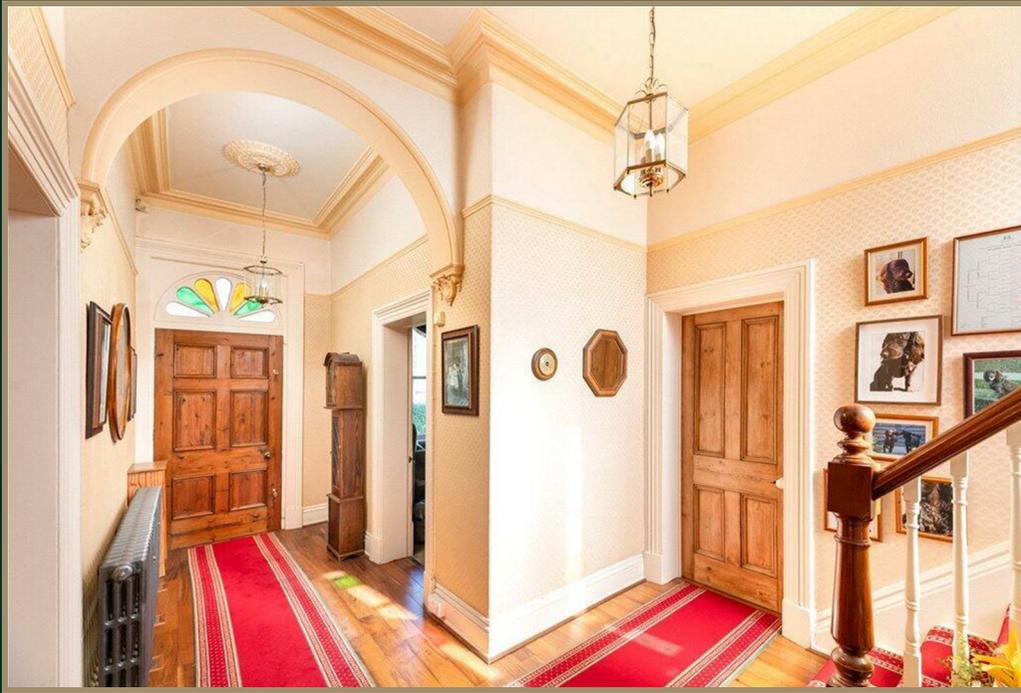
#### Heritage

Formerly the home of local author Stan Barstow, Goring House remains an enduring reminder of an ambitious late 19th-century vision to develop this part of Ossett as a "Little Harrogate." The surrounding lime tree avenues, planted in 1864, continue to frame this historic and highly desirable setting.



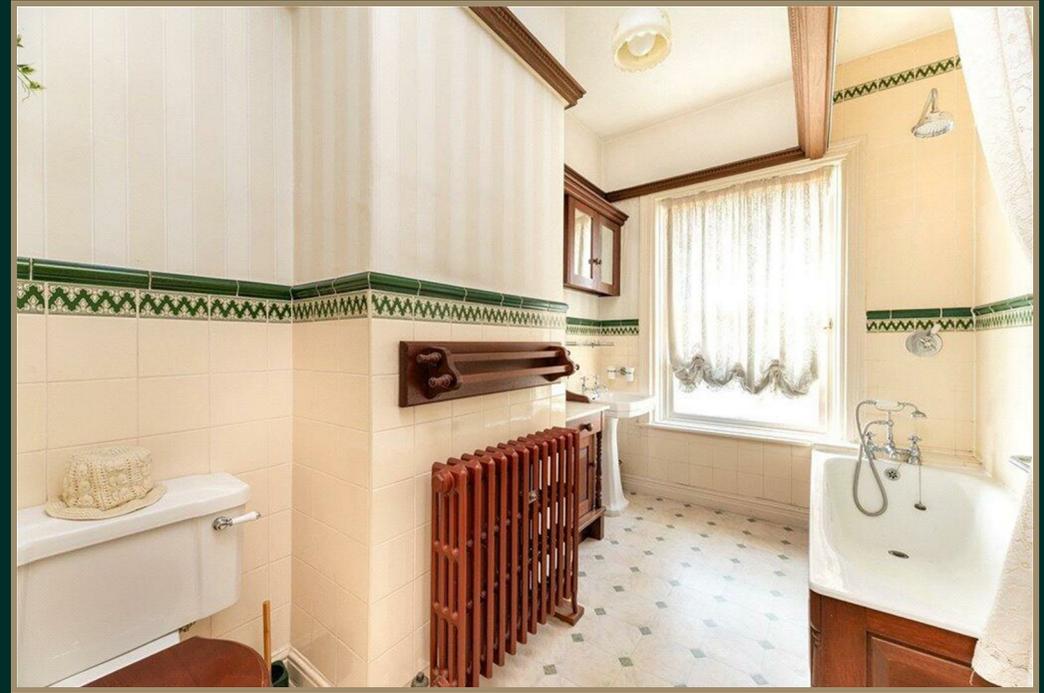




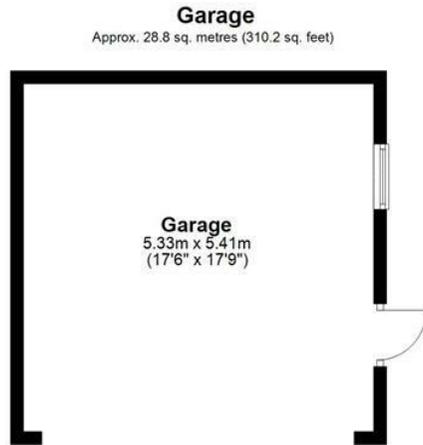








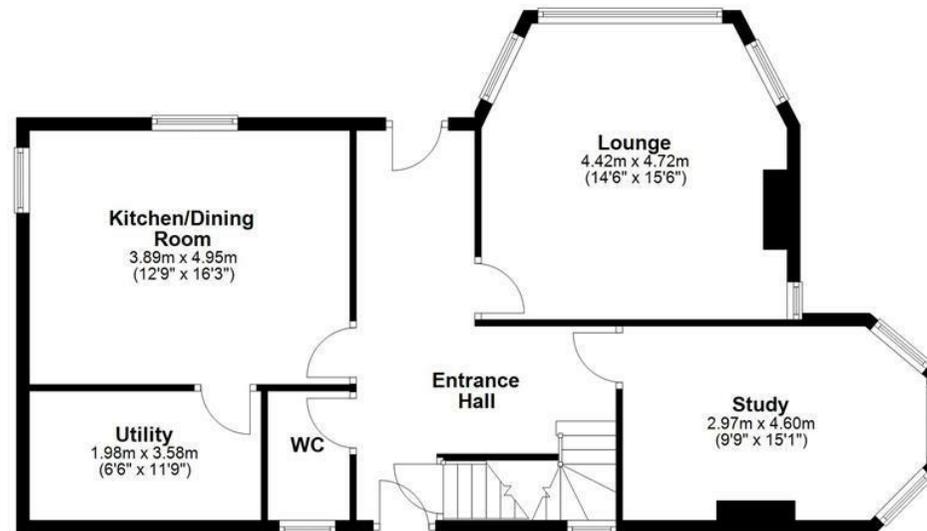
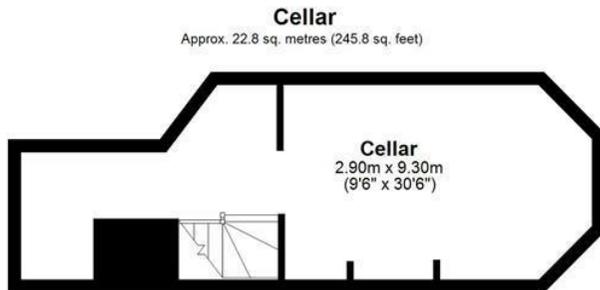




**First Floor**  
Approx. 82.1 sq. metres (883.4 sq. feet)



**Ground Floor**  
Approx. 82.0 sq. metres (882.6 sq. feet)



Total area: approx. 215.7 sq. metres (2322.0 sq. feet)



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To view Goring Park Avenue, Ossett  
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