



Goring Park House, 7 Goring Park Avenue, Ossett, West Yorkshire,

A most impressive Victorian detached house set in a generous corner plot in a highly regarded residential area. Retaining many original features whilst offering everything required for modern day living this really is a unique opportunity to purchase a fabulous property that is steeped in local history.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk   



Goring Park House, 7 Goring Park Avenue, Ossett, West Yorkshire, WF5 0HX

General Remarks

An increasingly rare opportunity to acquire a fabulous period property offering spacious and highly versatile accommodation. Certain to appeal to the most discerning of buyers an internal inspection is essential to fully appreciate everything this magnificent property has to offer.

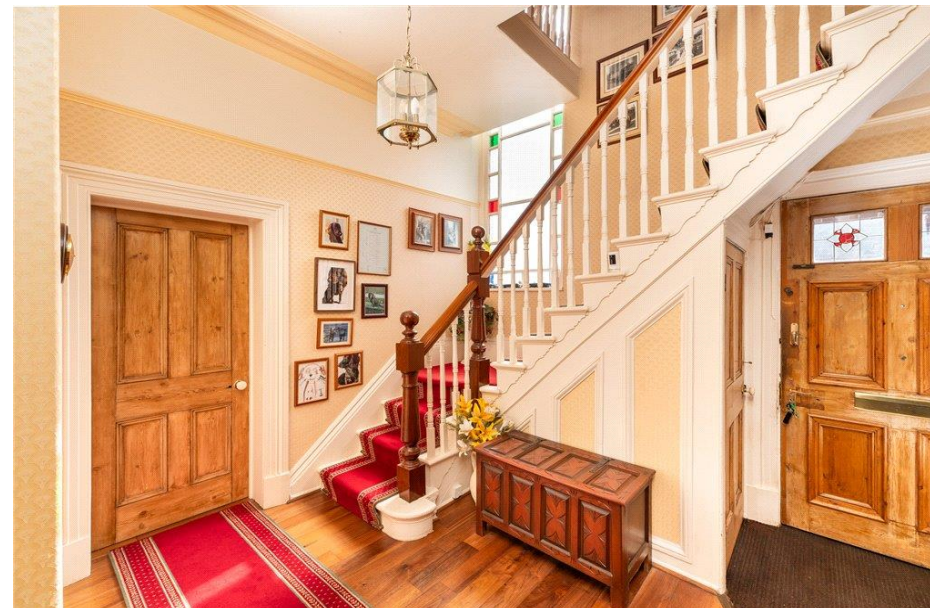
The ground floor accommodation comprises; - spacious entrance hallway with stairs rising to the first floor, two reception rooms, dining kitchen, utility room and guest WC.

The spacious dining kitchen is perfect for family occasions or gatherings, having fitted units and integrated appliances with ample room for a family dining table. The separate utility room offers additional storage space, ideal for keeping the laundry out of sight.

To the first floor there are four good sized bedrooms and the family bathroom which has a three-piece suite comprising; - bath with shower attachment, WC and wash basin.

The extensive cellars on the lower ground floor provide a generous storage space with clear potential for further development.

Externally, the property is set-in well-maintained gardens with established plants and bushes to the borders. Ample off-street parking leads to a detached double garage which has fitted light, power and an electric door.



Goring House, once the home of local author Stan Barstow, is virtually all that remains of an ambitious project by Batley Carr entrepreneur Mathew Wharton at the end of the 19th century, to develop part of 'Ossett Common' as a 'Little Harrogate' and develop the benefits of 'the Spa' waters.

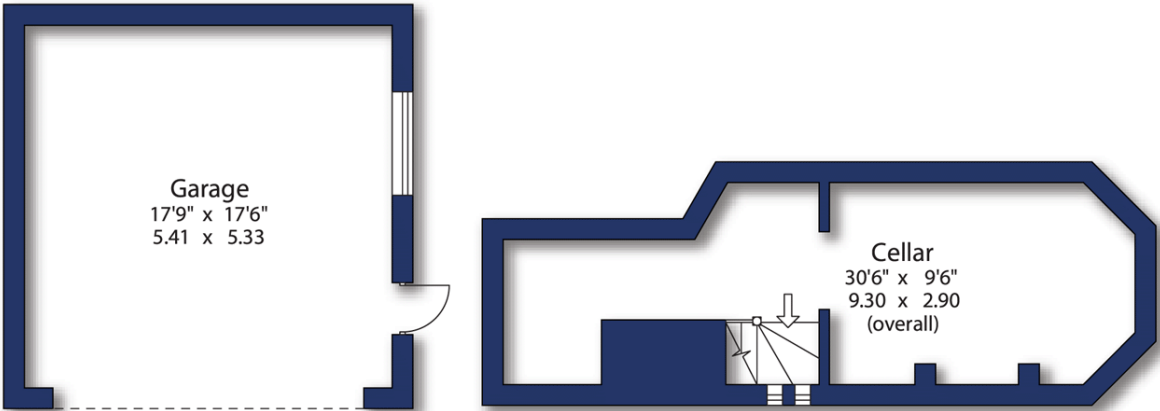
Goring House was built by John Tennant, who was a business associate of Mathew Wharton and a builder and property developer from Dewsbury. In 1888, he is said to have committed suicide in one of the bedrooms at Goring House, having also encountered severe financial difficulties. The lime trees, which still form avenues in Goring Park Avenue and adjoining roads, were planted in 1864 and, with Goring House, stand as a single memorial of Mathew Wharton's scheme to develop this part of Ossett as a 'little Harrogate'.



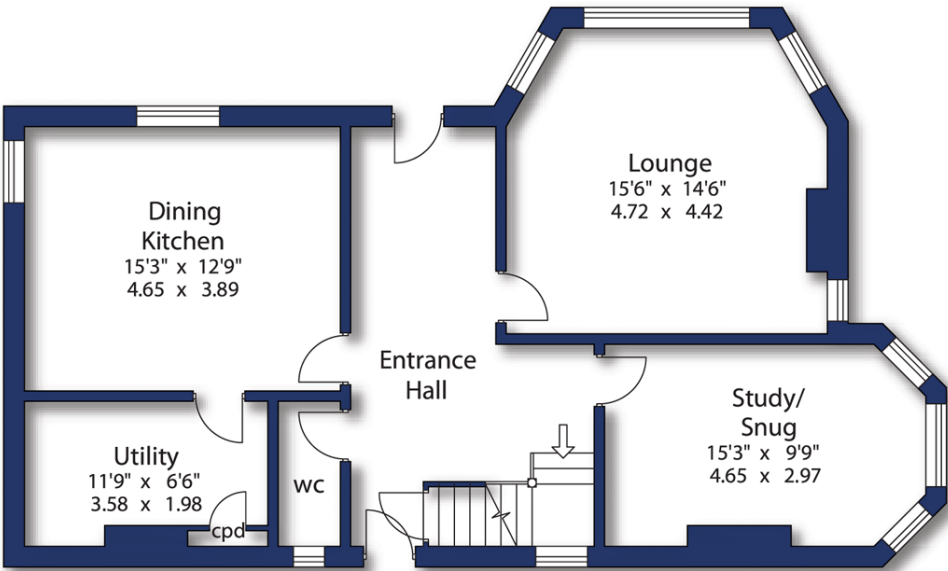




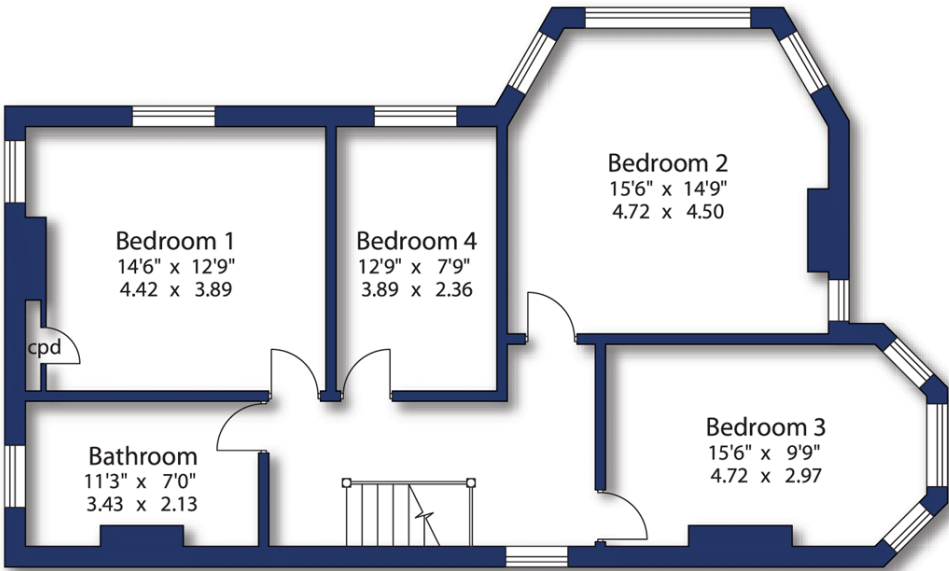
Floorplans



Lower Ground Floor



Ground Floor



First Floor



Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band F

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR250057

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 **Mortgage Advice Bureau**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

ARRANGE A VIEWING

 **Call `Property.Office.GetPhone("b")`> or email `morley@dacres.co.uk`**

