



WAKEFIELD
01924 291 294

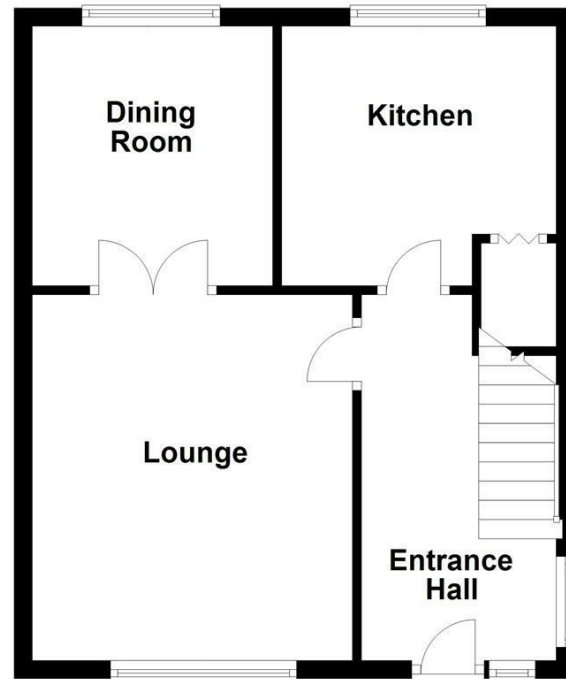
OSSETT
01924 266 555

HORBURY
01924 260 022

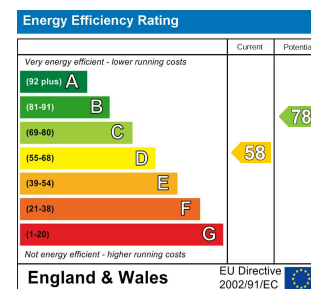
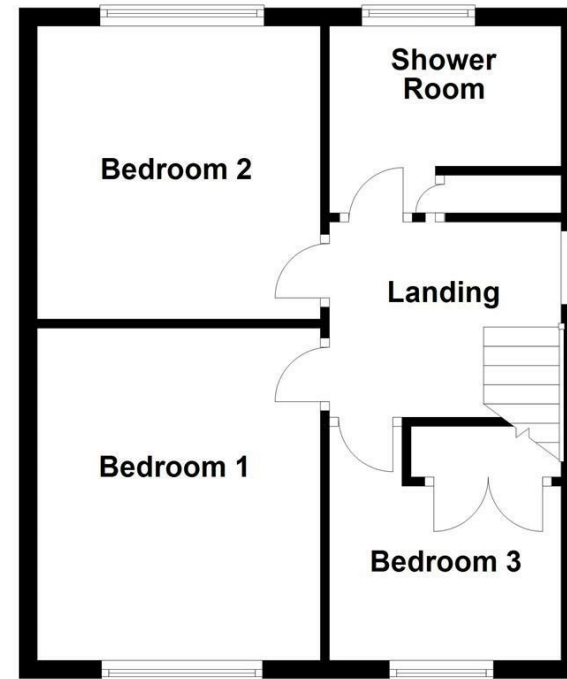
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



2 Prospect Road, Ossett, WF5 8AN

For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in this prime part of Ossett is this three bedroom semi detached family home benefiting from UPVC double glazing and gas central heating. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

The accommodation fully comprises entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern fitted shower room/w.c. Low maintenance block paved garden to the front and a driveway providing off road parking leading to a spacious and larger than average brick built garage with electric door, with potential to extend subject to planning consent. A lawned garden to the rear with plants and trees bordering.

Ossett plays host to a range of amenities including shops and good schools, there are local bus routes nearby and there is good access to the motorway network.

Offering further potential to extend, subject to consents and offered for sale with no chain and vacant possession. In need of some updating, however offering much potential throughout, this is an ideal home for the growing family and deserves an early viewing to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with UPVC double glazed frosted window to the side. Stairs to the first floor landing, coving to the ceiling, radiator, doors to the lounge, kitchen and understairs storage.

KITCHEN

9'6" x 8'0" [2.92m x 2.46m]

A range of wall and base units with laminate work surface over incorporating 1 1/2 sink and drainer, space for cooker, plumbing for washing machine and plumbing for dishwasher. Folding doors to the pantry with space for freezer. Integrated fridge, drawers, tiled splashbacks, UPVC double glazed window to the front. Laminate flooring.

LOUNGE

11'2" x 13'10" [3.42m x 4.23m]

UPVC double glazed window to the front, radiator, coving to the ceiling, electric fire with marble back and hearth within attractive surround. French doors into dining room.



DINING ROOM

8'6" x 10'5" [2.61m x 3.18m]

Dado rail, coving to the ceiling, UPVC double glazed sliding patio doors to the rear.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling, doors to three bedrooms and shower room/w.c.

BEDROOM ONE

13'0" x 8'5" to wardrobes x 10'2" max [3.98m x 2.58m to wardrobes x 3.12m max]

UPVC double glazed window to the front, radiator, coving to the ceiling and dado rail.



BEDROOM TWO

10'7" x 10'9" [3.24m x 3.28m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM THREE

9'7" x 2'7" min x 6'5" max [2.94m x 0.81m min x 1.98m max]

UPVC double glazed window to the front, radiator, fitted wardrobe space.



SHOWER ROOM/W.C.

6'0" x 7'8" [1.84m x 2.35m]

Low flush w.c., wash basin over vanity drawers and units, corner shower cubicle with mixer shower. Tiled walls and floor, heated chrome towel radiator, door to the airing cupboard housing the combination boiler and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front there is an attractive and low maintenance block paved garden with planted shrubs bordering and gated access to block paved driveway providing off street parking and a larger than average brick built garage, with potential to extend subject to planning consent. Lawned garden to the rear with plants and trees bordering.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

AUCTIONEER'S COMMENTS.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.