# HUNTERS

HERE TO GET you THERE



# **Knoll Close**

Ossett, WF5 9SD

By Auction £160,000









\*FOR SALE VIA THE MODERN METHOD OF AUCTION \* GUIDE PRICE £160,000 \* BIDDING CLOSES 8 AUGUST 2.30PM \* RESERVATION FEE APPLIES \*

Hunters are pleased to bring to the market this three bedroom family home house in this quiet cul de sac location. The property benefits from a hallway with access into a good-sized lounge, spacious kitchen diner, three bedrooms and family bathroom with enclosed rear garden to the rear. The property benefits from off street parking for two cars to the front and single garage en bloc. Excellent links to nearby shops schools and Ossett town centre and ease of access to the M1/M62 for travel to Leeds and Manchester and beyond.



#### **ENTRANCE**

Through double glazed door with fitted radiator and under stairs storage.

#### LOUNGE 13'1" x 9'3" (4.00m x 2.82m)

Having a double glazed bay window to the front and fitted radiator.

# DINING KITCHEN 16'0" x 9'10" (4.90m x 3.00m)

Fitted with a good selection of wall and base units with contrasting work surfaces incorporating a stainless steel sink with drainer and complementary splashback tiling, built in electric oven with gas hob and cooker hood above and plumbing for washing machine. Having a wall mounted fitted boiler and radiator double glazed window and double french doors to the rear garden

#### **LANDING**

Access to three bedrooms and family bathroom and further storage cupboard and access to loft space. ( Not Inspected)

## BEDROOM 1 12'5" x 9'8" (3.80m x 2.97m)

A double bedroom with fitted radiator and double glazed window

#### BEDROOM 2 10'4" x 9'10" (3.15m x 3.00m)

A double bedroom with fitted radiator and double glazed window

#### BEDROOM 3 7'6" x 5'10" (2.29m x 1.78m)

A single bedroom with fitted radiator and double glazed window

#### **BATHROOM**

With three piece suite comprising of: wash hand basin, low level WC and panelled bath with shower above. Having complementary tiled walls, chrome towel radiator and double glazed window to the rear.

#### **OUTSIDE**

There is a hardstanding area to the front providing off street parking for two cars and garage situated away from the house. To the rear of the property, there is a low maintenance garden with paved patio area.

#### **AUCTION NOTES**

The reservation fee, payable by the buyer to reserve the property is 3.5% plus VAT or minimum £5,000 plus VAT whichever is the greater. The auction pack is £350 plus VAT (£420 inclusive.

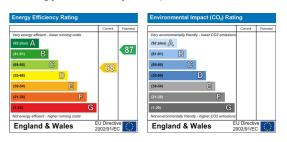
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.