



WAKEFIELD
01924 291 294

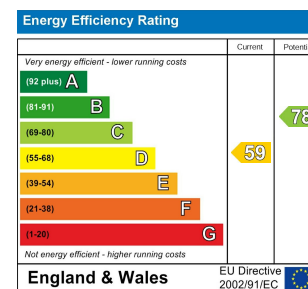
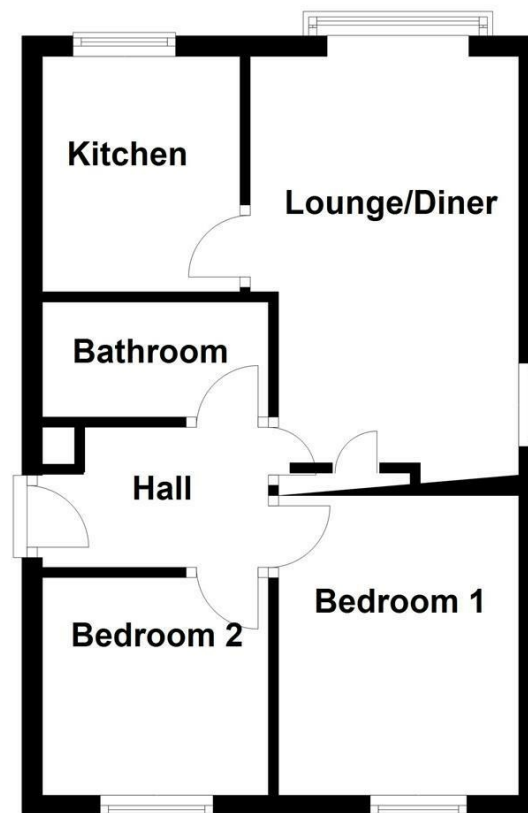
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground 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.



34 Pildacre Brow, Ossett, WF5 8QE

For Sale Leasehold By Modern Method Of Auction Starting Bid £70,000

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in Ossett is this two bedroom top floor apartment benefiting from two double bedrooms, parking and bathroom/w.c.

Within a short drive away from Ossett town central and all the local shops and amenities it has to offer. Also on major bus routes for those looking to travel further afield.

The accommodation comprises hall, living room, kitchen, two bedrooms and bathroom/w.c. communal gardens and residents parking outside.

The property would make an ideal first time home or investment and a viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE

Communal entrance door with stairs to the top floor.

LANDING

Entrance door into the property hallway.

HALLWAY

Wood effect flooring, electric radiator, intercom, storage cupboard with water tank and access to two bedrooms, living diner and bathroom/w.c.

LIVING DINER

17'8" x 10'8" [5.4m x 3.27m]

UPVC double glazed bay window to the rear, UPVC double glazed window to the side, electric radiator and built in storage cupboard.

KITCHEN

8'11" x 7'8" [2.72m x 2.34m]

UPVC double glazed window to the rear elevation. Fitted kitchen with an array of wall and base units for storage, laminate worktops, space for fridge freezer, plumbing for a washing machine, built in electric hob and oven with cooker hood, tiled walls, stainless steel sink and drainer unit.



BEDROOM ONE

11'11" x 10'11" [3.65m x 3.33m]

UPVC double glazed window to the front elevation, wood effect flooring, built in storage cupboard.



BEDROOM TWO

10'2" x 7'2" [3.11m x 2.20m]

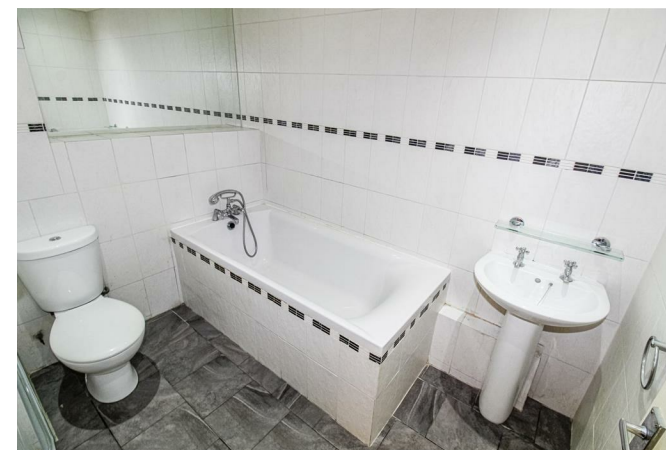
UPVC double glazed window to the front elevation, wood effect flooring.



BATHROOM/W.C.

8'2" x 5'8" [2.51m x 1.73m]

Three piece bathroom suite comprising hand held shower over bath, low flush w.c. and wash hand basin with hot and cold taps. Spotlights to the ceiling, extractor fan, tiled walls and floor.



OUTSIDE

There is residents parking and communal gardens to the rear and side.

COUNCIL TAX BAND

The council tax band for this property is TBC.

LEASEHOLD

The service charge is £910 [pa] and ground rent £75.84 [per month]. The remaining term of the lease is 92 years [2022]. A copy of the lease is held on our file at the Ossett office.

EPC RATING

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

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.