



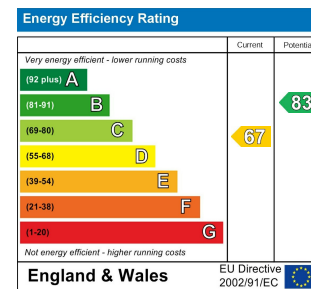
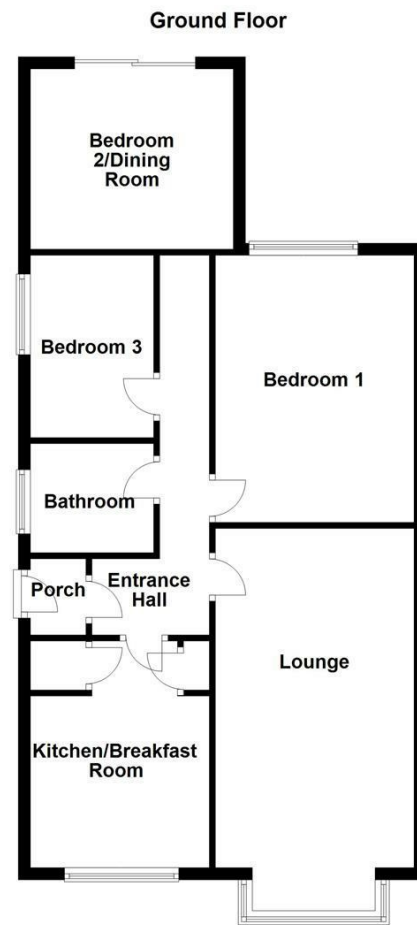
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



1 Hall Close, Ossett, WF5 9AY
For Sale Freehold Starting Bid £130,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

Deceptive from the road side is this three bedroom semi detached bungalow, which is in need of updating however offering much potential. Benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance porch, entrance hall, breakfast kitchen, spacious lounge, three bedrooms and bathroom/w.c. Gardens to the front and rear, shared access and then a driveway to the side leading to the detached garage.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network. Offered for sale with no chain involved and vacant possession, an early viewing comes highly recommended for those looking to downsize, couple or young family.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

PORCH

Side entrance door, door into the entrance hallway.

ENTRANCE HALLWAY

Storage cupboard, radiator, loft access, doors to three bedrooms, lounge, bathroom and kitchen.

BREAKFAST KITCHEN

12'9" x 9'5" [3.89m x 2.89m]

Wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge, UPVC double glazed window to the front, tiled splashback, door to the pantry, boiler, radiator, integrated oven and grill, four ring electric hob with extractor above, drawers, tiled effect flooring, door to the further storage cupboard.

LOUNGE

20'9" into bay x 12'5" max x 10'8" min [6.34m into bay x 3.79m max x 3.27m min]

UPVC double glazed bay window to the front, two radiators, gas fire with tiled surround.



BATHROOM/W.C.

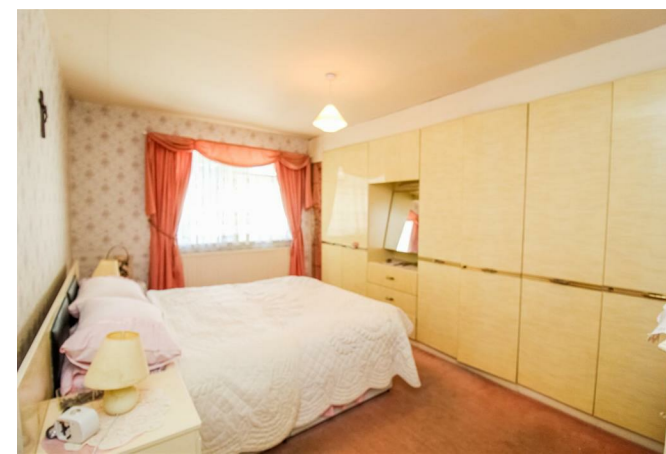
7'1" x 6'5" [2.16m x 1.96m]

Low flush w.c., wash basin over pedestal, tiled bath with electric shower over, tiled walls, UPVC double glazed frosted window to the side and radiator.

BEDROOM ONE

8'11" x 14'8" [2.73m x 4.48m]

Built in wardrobe to one wall, UPVC double glazed window to the rear, radiator.



BEDROOM TWO

11'3" x 9'11" [3.43m x 3.03m]

Currently used as a dining room. Radiator, coving to the ceiling, UPVC double glazed sliding patio doors to the rear and a balcony area.



BEDROOM THREE

10'5" into wardrobes x 8'5" min x 7'0" [3.18m into wardrobes x 2.58m min x 2.15m]

UPVC double glazed window to the side, radiator, wardrobes with sliding doors.

OUTSIDE

From the main roadside there is shared access with the neighbours and gated access to a small drive way area and leading to the detached garage with up and over door. Garden to the rear and low maintenances pebbled garden to the front.



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 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 Wakefield office and they will be pleased to arrange a suitable appointment.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.