



WAKEFIELD
01924 291 294

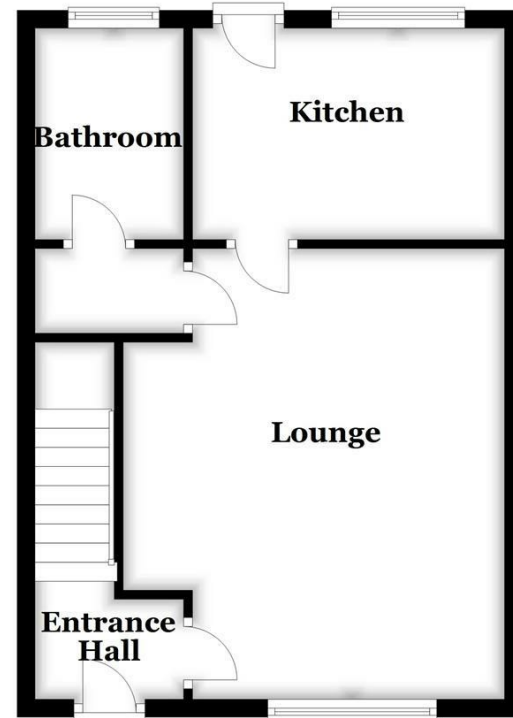
OSSETT
01924 266 555

HORBURY
01924 260 022

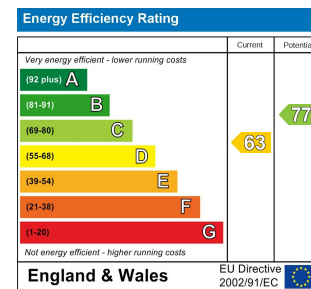
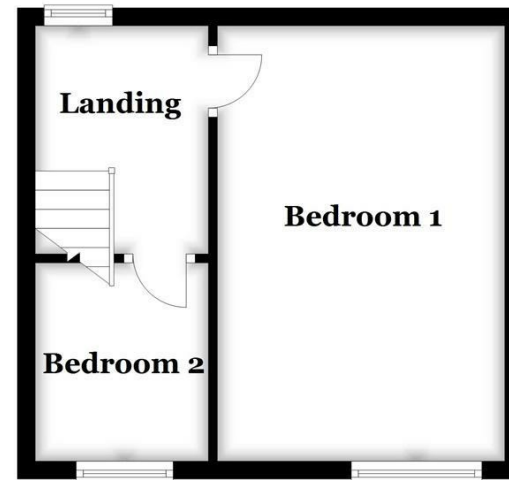
NORMANTON
01924 899 870

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.



47 Park Square, Ossett, WF5 0JS

For Sale Freehold Starting Bid £115,000

For sale by Modern Method of Auction; Starting Bid Price £115,000 plus reservation fee. Subject to an undisclosed reserve price.

An ideal property for the first time buyer, couple or small family looking to gain access to the property market is this well presented two bedroom mature mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, kitchen, inner hallway with access down to the cellar and bathroom/w.c. Stairs to the first floor lead to two bedrooms. Outside to the front is a lawned garden and artificial lawned garden to the rear.

The property is well placed to local amenities including shops and good schools with local bus routes nearby. Ossett benefits from a twice weekly market and good access to the M1 motorway.

An early viewing comes 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 HALL

Radiator, door to the lounge and stairs to the first floor landing.

LOUNGE

16'2" x 13'9" [4.93m x 4.20m]

UPVC double glazed window to the front, radiator, recess ceiling spotlights, coving to the ceiling and door to inner hallway. Further door to the kitchen.

INNER HALLWAY

Door down to the cellar and door to the bathroom/w.c.

BATHROOM/W.C.

7'8" x 4'9" [2.35m x 1.47m]

Low flush w.c., panelled bath with mixer shower over, wash basin over vanity cupboards, fully tiled walls, wood effect floor, recess ceiling spotlights, heated chrome towel radiator and UPVC double glazed frosted window to the rear.



KITCHEN

11'6" x 7'9" [3.52m x 2.37m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, space and plumbing for a washing machine, integrated fridge and freezer, integrated oven and grill with four ring gas hob and filter hood above. Tiled splash backs, UPVC double glazed window to the rear and door to the rear. The boiler is housed in here.



FIRST FLOOR LANDING

Loft access and UPVC double glazed window to the rear.

BEDROOM ONE

16'1" x 9'8" [max] x 8'0" [min] [4.91m x 2.96m [max] x 2.45m [min]]

UPVC double glazed window to the front, radiator, recess ceiling spotlights, coving to the ceiling and double wardrobe either side of the chimney breast.



BEDROOM TWO

6'11" x 6'3" [2.12m x 1.91m]

UPVC double glazed window to the front and radiator.



OUTSIDE

To the front is a lawned garden and pathway to the front door.

To the rear there are steps leading down to an artificial lawned garden. There is a right of way for the bins between the neighbouring properties.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

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

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.