



WAKEFIELD  
01924 291 294

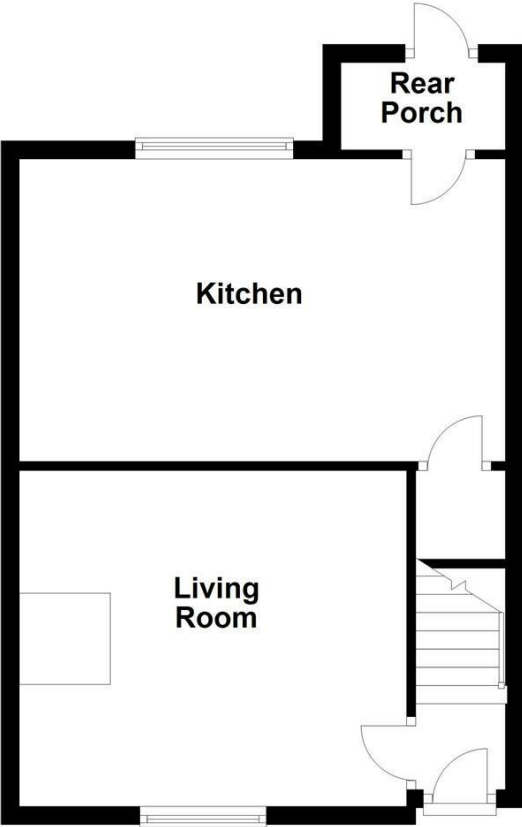
OSSETT  
01924 266 555

HORBURY  
01924 260 022

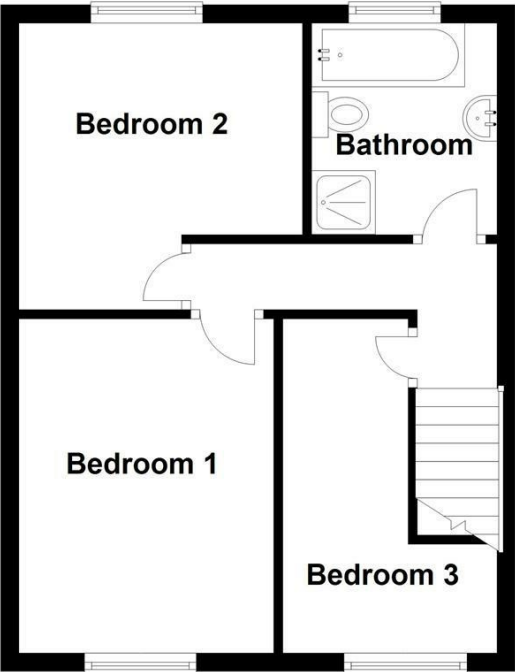
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

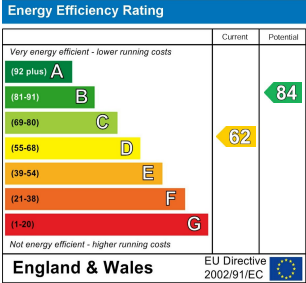


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## 136 Manor Road, Ossett, WF5 0LW

### For Sale Freehold Starting Bid £140,000

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

A three bedroom deceptively spacious semi detached home situated in the heart of Ossett and offered for sale with no chain involved.

The accommodation fully comprises entrance, living room, kitchen, rear porch, first floor landing, three bedrooms and bathroom/w.c. Outside there is an enclosed garden to the rear.

The property would suit a wide range of buyers including a first time buyer, second stage home or even those looking to downsize. The property is close to all local amenities, schools and has fantastic motorway links. An early viewing is essential not to be missed.

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





## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance door, stairs to the first floor landing, door into the living room.

### LIVING ROOM

14'1" x 12'1" [4.3m x 3.7m]

Fireplace with log burner, UPVC double glazed window to the front, gas central heating radiator, door leading to the kitchen.



### KITCHEN

17'0" x 10'10" [5.2m x 3.32m]

Door leading through porch. Door to understairs storage cupboard, a range of modern fitted wall and base units in a country shaker style, wood work surface over, space and plumbing for a freestanding fridge freezer, washing machine

and dishwasher as well as a Rangemaster oven, tiled splashback, inset ceramic sink with drainer and mixer tap. UPVC double glazed window to the rear garden, tiled flooring, central heating radiator and spotlights to the ceiling.

### REAR PORCH

Entrance door.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom/w.c.

### BEDROOM ONE

12'1" x 9'2" [3.7m x 2.8m]

Gas central heating radiator, UPVC double glazed window to the rear.



### BEDROOM TWO

10'0" max x 4'8" min x 10'11" [3.07m max x 1.44m min x 3.33m]

Gas central heating radiator, UPVC double glazed window to the rear.



### BEDROOM THREE

7'8" max x 4'6" min x 12'0" [2.35m max x 1.38m min x 3.67m]

Gas central heating radiator, UPVC double glazed window to the rear.

### BATHROOM/W.C.

6'7" x 7'10" [2.03m x 2.40m]

Modern fitted white suite comprising panelled bath, low flush w.c., pedestal wash basin and enclosed shower unit. Part tiled walls, UPVC double glazed frosted window to the rear, spotlights to the ceiling.



### OUTSIDE

To the rear of the property there is a private enclosed garden, which is laid to lawn with small patio area, timber fenced surrounds, inclusive of a side patio leading to an access gate and side gravelled area.



### COUNCIL TAX BAND

The council tax band for this property is B

### 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 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.