



WAKEFIELD  
01924 291 294

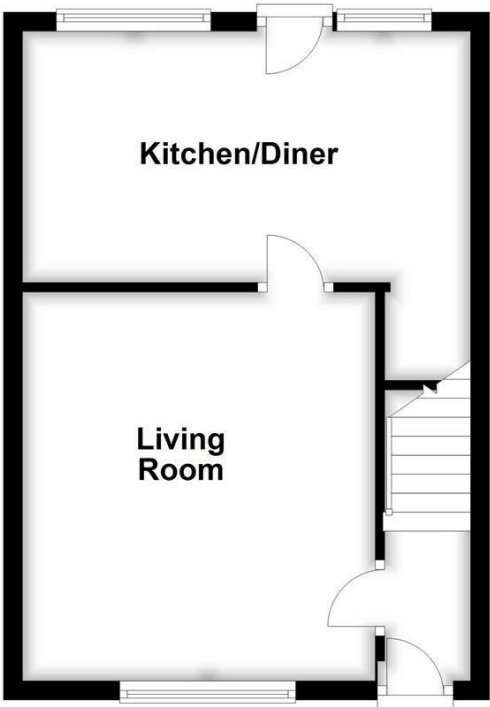
OSSETT  
01924 266 555

HORBURY  
01924 260 022

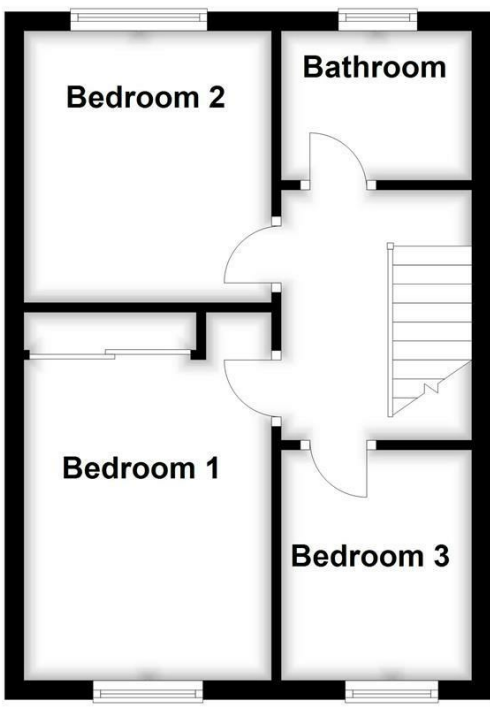
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

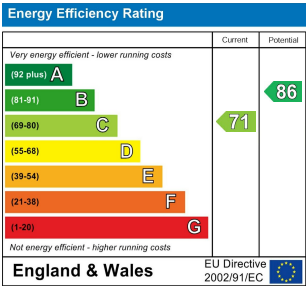


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



13 Dale Close, Ossett, WF5 9JP  
For Sale Freehold Starting Bid £145,000

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price. This three bedroom end town house is situated in the heart of Ossett close to the ample amenities on hand.

The accommodation is set over two floors and to the ground floor briefly comprises entrance hall, living room and kitchen/diner. To the first floor there are three bedrooms and the house bathroom/w.c. Externally the property is set on a generous plot with front and rear gardens with the rear being a particularly size.

The property boasts ready to move into accommodation and will appeal to first time buyers, couples or the investor.

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





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door, stairs to the first floor and door leading to the living room.

### LIVING ROOM

11'8" (plus recess) x 14'7" [3.56m (plus recess) x 4.46m]  
UPVC double glazed leaded window to the front, double central heating radiator, carpeted flooring and television point.



### KITCHEN/DINER

15'10" x 10'1" [4.84m x 3.08m]  
Modern fitted kitchen with a range of wall and base units with complementary laminate work surface over incorporating stainless steel sink and drainer unit with chrome mixer tap. In built electric oven with four ring gas hob and stainless steel

extractor hood over. Space and plumbing for an under counter automatic washing machine, tiled splash backs, wood effect vinyl flooring, coving to the ceiling, UPVC double glazed window to the rear, double glazed stable style rear door with adjacent window. Central heating radiator and useful understairs storage area housing the combination central heating boiler.

### FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and useful storage cupboard. UVPC double glazed window to the side and loft hatch for loft access.

### BATHROOM/W.C.

6'4" x 5'11" [1.95m x 1.81m]  
Three piece suite comprising corner bath with shower over, pedestal wash hand basin and low flush w.c. Vinyl flooring, UPVC double glazed frosted window to the rear and chrome ladder style heated towel rail.



### BEDROOM ONE

12'11" x 12'6" plus wardrobes [3.94m x 3.82m plus wardrobes]  
UPVC double glazed window to the front, double central heating radiator, carpeted flooring and in built wardrobes with mirror sliding doors.



### BEDROOM TWO

9'8" x 9'10" [2.96m x 3.0m]  
UPVC double glazed window to the rear, laminate flooring and central heating radiator.



### BEDROOM THREE

9'5" x 5'11" (max) [2.89m x 1.81m (max)]  
UPVC double glazed window to the front, laminate flooring and central heating radiator.

### OUTSIDE

To the front of the property is a lawned garden with paved pathway leading to a timber gate to the rear. To the rear is a generous enclosed garden with paved patio seating area, laid to lawn and paved area with a range of mature shrubs and trees.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.