



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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

11'9" x 14'1" [max] x 4'3" [3.6m x 4.31m [max] x 1.31m]

Central heating radiator, UPVC double glazed window to the front, spotlights to the ceiling and an opening through to the kitchen/dining room.



KITCHEN/DINING ROOM

14'11" x 13'9" [max] x 4'5" [min] [4.55m x 4.21m [max] x 1.37m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring induction hob with splash back and extractor hood above. Integrated oven, kickboard lighting and space for a fridge/freezer. Spotlights to the ceiling, UPVC double glazed windows to the rear, access to an understairs cupboard, door to the utility and central heating radiator.

UTILITY

8'3" x 5'6" [max] x 4'7" [min] [2.52m x 1.7m [max] x 1.41m [min]]

Central heating radiator, UPVC double glazed frosted window to the rear, composite rear door with frosted pane, laminate work surface over with space and plumbing for a washing machine and tumble dryer. Combi boiler is housed in here and door to the bathroom.



BATHROOM/W.C.

6'5" x 5'5" [1.96m x 1.66m]

UPVC double glazed frosted window to the rear, spotlights to the ceiling, central heating radiator, low flush w.c., ceramic wash basin built into the storage unit with mixer tap and bath with mixer tap and shower head attachment. Fully tiled.



FIRST FLOOR LANDING

Doors to three bedrooms.

BEDROOM ONE

11'10" x 14'2" [max] x 4'2" [min] [3.62m x 4.33m [max] x 1.29m [min]]

Central heating radiator, UPVC double glazed window to the front and a set of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

13'11" x 6'11" [max] x 5'6" [min] [4.26m x 2.13m [max] x 1.69m [min]]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

7'6" x 10'7" [2.3m x 3.25m]

UPVC double glazed window to the rear and central heating radiator.



OUTSIDE

To the rear is a concrete patio area, perfect for outdoor dining and entertaining with a road providing right of access for the neighbours and a concrete driveway providing off road parking. The remainder of the rear is a lawned garden with mature trees, fully enclosed by timber fencing with farmers fields beyond the garden.



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.