



## Brook Street, Ossett, West Yorkshire

NO CHAIN | Two large reception rooms | Spacious bathroom | Period property | Investment opportunity | Permit parking for residents | Close to Ossett Town Centre

3 Bed End Terraced House | Sale by Auction - Guide Price: £119,995

Rosedale  
& Jones 

# Brook Street, Ossett, West Yorkshire

## DESCRIPTION

NEW PRICE! For SALE by AUCTION. NO CHAIN, VACANT POSSESSION and IDEAL FOR INVESTORS. Estimated post-refurbishment value of £215,000 to £220,000.

## Key Features

- NO CHAIN
- Two large reception rooms
- Spacious bathroom
- Period property
- Investment opportunity
- Permit parking for residents
- Close to Ossett Town Centre



## **LOCATION**

Less than a five minute walk from Ossett Town Centre and all of the local amenities that this affords, yet tucked away in a quiet location. The M1 motorway is accessible via a five minute drive and through further links into the M62 and A1 travel routes, commuters couldn't ask for much more. Leeds, Barnsley and Wakefield are all accessible in under thirty minutes.

## **EXTERIOR**

### **Front**

Low maintenance, with on street permit parking for residents. Driveway to the side.

### **Rear**

Also very low maintenance, featuring decorative stone and a stone pathway. There is also a detached garage for storage purposes.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Space for shoe and coat storage, an additional feature is also some lovely original 'period' tiling.

### **Lounge**

*4.78m x 4.33m*

This large room can accommodate a selection of furniture layouts, as required. Central Heated radiator, Double Glazed windows to the front and rear aspects let in plenty of natural light and the room benefits from a gas fireplace with a wood and marble hearth.

### **Dining Room**

*3.96m x 3.55m*

Another large space, which can accommodate a selection of furniture layouts, as required or support an eight to ten seater dining suite. Central Heated radiator, Double Glazed windows to the front aspect. The room also benefits from a gas fireplace with a wood and original tiled hearth. Note: Cellar access.

### **Kitchen**

*3.96m x 2.29m*

A compact design with a reasonable amount of unit space for storage. Supported appliances include: space for a free-standing electric oven, with four gas 'ring' hobs, a fridge freezer and a washing machine. Other features include: a 1l stainless steel sink and drainer and splashback tiling. Double Glazed UPVC exterior door to the rear aspect and a Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Spacious, with loft access.

### **Bedroom One**

*3.96m x 3.09m*

Large enough for a King-size bed and some associated furniture, as preferred. The room also features an old original fireplace. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bedroom Two**

*4.30m x 2.65m*

Large enough for a King-size bed and associated furniture. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

Tiled walls, a wash basin, a jacuzzi bathtub and a large shower cubicle. A spacious room. Storage cupboard. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation. Separate W/C: contains a w/c and a 'frosted' Double Glazed window to the side aspect. Note: the bathroom and separate w/c could easily be combined into one room if preferred.

### **Bedroom Three**

*2.91m x 1.98m*

Large enough for a Double bed and some associated furniture, but would be more spacious with a single or three-quarter bed. Ideal as a child's bedroom, a nursery or a home office. Possibly even as a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the rear elevation.

## **Auction Details:**

*The auction will be available on the Rosedale & Jones website ([www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk)) under the Auctions tab, which will include the legal pack for this property.*

*The registration process is extremely simple and free. Please visit the Rosedale & Jones website, and click on the 'FOR SALE' tab at the top of the home page, then select 'ONLINE AUCTIONS'. A 'register' button can be found on this page or by clicking into the individual listing.*

*Step 1) Register your email address, create a password and confirm your account.*

*Step 2) View the legal pack and arrange any viewings/surveys you may require prior to placing a bid.*

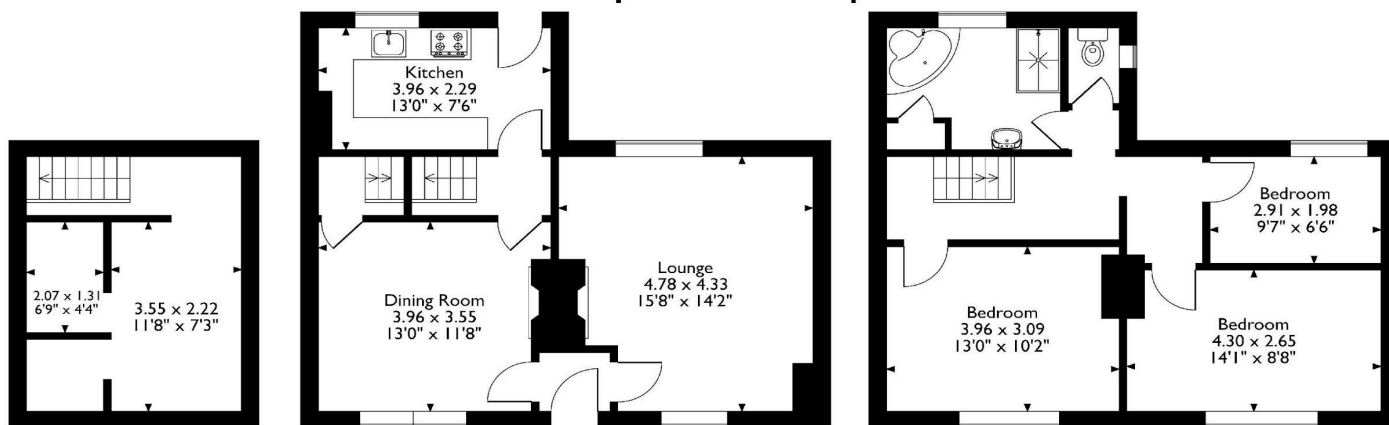
*Step 3) If you would like to bid, log into your account by visiting [www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk), click on the 'FOR SALE' tab at the top of the home page, then select 'ONLINE AUCTIONS'. Then log in to your account, complete your ID checks etc, enter your payment details and legal representation.*

*Step 4) You are ready to bid - Good Luck!*

*No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range. A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids. Please note that there is a administrative fee payable by the winning bidder as part of the auction fees. please refer to the fee details.*



Brook Street, Ossett  
Approximate Gross Internal Area  
117 Sq M/1259 Sq Ft



Cellar

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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