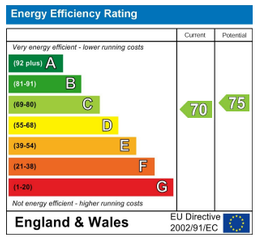

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Spartan House Dale Street, Ossett, WF5 9HE

For Sale Freehold Starting Bid £220,000

For sale by Modern Method of Auction; Starting Bid Price £240,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated just out of Ossett town centre is this three bedroom detached family home, in need of a slight degree of modernisation but boasting features such as an adjoining shop ideal for a multitude of purposes along with a double garage and plenty of off road parking.

The property briefly comprises of entrance hall, downstairs w.c., living room, dining room, kitchen, attached shop floor with its own workshop area, first floor landing, three bedrooms and the house bathroom/w.c. Bedroom two leads to the partially converted loft room. Outside, to the front there is a buffer garden with wall and hedge surround. To the rear, the garden is mainly artificially lawned with planted features, mature shrubs and paved patio area. Enclosed by wall and hedging with a brick built outbuilding leading to the further rear area. A tarmac driveway provides off road parking for several vehicles and a detached double garage with two electric up and over doors. Shared tarmac driveway for those who live behind the property.

This property would make an ideal purchase for a range of buyers looking in the Ossett area, especially for the growing family and only a full internal inspection will reveal the potential that the property has to offer.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, coving to the ceiling, dado rail, stairs to the first floor landing, doors to the living room, dining room and downstairs w.c. Central heating radiator.

LIVING ROOM
14'11" x 15'1" max x 13'10" min (4.56m x 4.6m max x 4.22m min)
Gas fireplace with marble hearth, surround and wooden mantle. Radiator, coving to the ceiling, UPVC double glazed window to the front.

DOWNSTAIRS W.C.
2'11" x 6'2" (0.9m x 1.88m)
Access to understairs storage cupboard, frosted UPVC double glazed window to the side, low flush w.c., wall mounted wash basin with tiled splashback, gas meter.

DINING ROOM
14'10" x 15'1" max x 13'1" min (4.54m x 4.6m max x 4m min)
Doors into the kitchen and previous shop floor. UPVC double glazed window to the rear, decorative fireplace with tiled hearth, surround and mantle. Built in units to chimney breast recess and radiator.

KITCHEN
10'9" x 7'6" (3.3m x 2.3m)
Anthracite column central heating radiator, UPVC double glazed window to the side, composite rear door with frosted glass pane, a range of modern wall and base units with granite work surface over, inset stainless steel 1 1/2 sink with mixer tap, integrated double oven, integrated four ring induction hob with extractor hood above, space and plumbing for a washing machine, integrated fridge freezer, integrated slimline dishwasher, spotlighting to the ceiling.

SHOP
10'8" x 21'5" max x 18'7" min (3.27m x 6.55m max x 5.68m min)
UPVC double glazed window to the side, timber frame single pane window to the front, timber frame door leading in from the front of the property, sliding door to the workshop area.

WORKSHOP AREA
10'8" x 11'7" max x 8'8" min (3.27m x 3.55m max x 2.65m min)
UPVC double glazed window to the rear, timber framed double glazed window to rear, alpha combi boiler, wall mounted electric heater.

FIRST FLOOR LANDING
Dado rail, single pane window to the side, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
14'11" x 15'1" max x 13'7" min (4.56m x 4.6m max x 4.16m min)
UPVC double glazed window to the front, coving to the ceiling, radiator.

BEDROOM TWO
14'10" x 13'5" (4.54m x 4.11m)
UPVC double glazed window to the rear, picture rail, radiator, stairs to the loft room. A range. of fitted wardrobes.

BEDROOM THREE
7'7" x 8'1" max x 6'1" min (2.32m x 2.47m max x 1.87m min)
UPVC double glazed window to the front, bulkhead, radiator.

HOUSE BATHROOM/W.C.
7'4" x 10'10" (2.26m x 3.32m)
Frosted UPVC double glazed window to the rear, columnradiator, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment and seoarate shower cubicle with electric shower head and shower screen. Extractor fan, tiling.

LOFT ROOM
21'5" x 12'11" average (6.55m x 3.95m average)
Partially boarded, skylights.

OUTSIDE
To the front there is a buffer garden with mainly planted features, mature shrubs and flowers. The concrete pathway leads to the front entrance door. Hedging and wall surround with iron gate providing access to the rear. The rear has a tarmac track. Off road parking for several vehicles and leads to the double detached garage with two electric roll up doors, power, plumbing and light (measuring 5.25m x 9.12m). Brick built outbuilding. The remainder of the rear garden is mainly artificially lawned with planted features incorporating mature shrubs throughout. A small paved patio area perfect for outdoor dining and entertaining purposes. Fully enclosed by walls and hedging.

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.

COUNCIL TAX BAND
The council tax band for this property is C

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.