



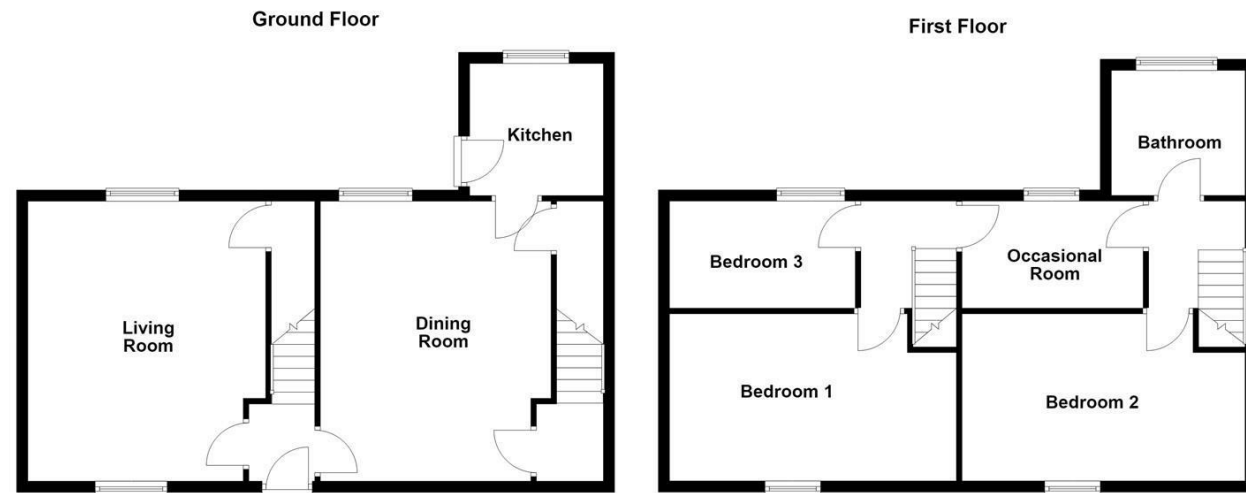
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8 Wycliffe Street, Ossett, WF5 9ER

For Sale By Modern Method Of Auction Freehold Starting Bid £150,000

Originally constructed as two traditional terraced houses and now combined to create one substantial double fronted family home, this deceptively spacious property occupies a tucked away position within this well regarded residential area, conveniently located within easy reach of Ossett town centre.

The accommodation is approached via a welcoming entrance hall leading into a spacious dual aspect living room with windows to both the front and rear elevations. A separate dual aspect dining room provides an excellent entertaining space and leads through to the fitted kitchen. To the first floor are two particularly generous double bedrooms positioned to the front of the property, together with a further single bedroom and an occasional bedroom which links the two original landing areas. The accommodation is completed by a family bathroom fitted with a modern white three piece suite. Externally, the property enjoys a buffer style front garden with a shared passageway providing access to the generous enclosed rear garden, offering excellent outdoor space and further potential.

The property occupies a popular residential position within easy reach of the extensive range of shops, schools, cafés and recreational facilities available in Ossett town centre. Ossett is a thriving market town with excellent access to the M1 and M62 motorway networks, making it particularly attractive for commuters.

Offered for sale with vacant possession, this unique property presents an excellent opportunity for buyers looking to create a substantial family home or investment opportunity.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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



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ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC front entrance door with stairs leading to the first floor.

LIVING ROOM

16'4" x 14'1" (5.00m x 4.30m)

A spacious dual aspect reception room with windows to both the front and rear elevations, two central heating radiators and a feature fireplace housing a gas fire. A door provides access to the cellar head.



DINING ROOM

16'4" x 13'5" (5.00m x 4.10m)

A second generous reception room with windows to both the front and rear elevations, two central heating radiators, a feature gas fire, access to the cellar head and a separate door leading to the secondary staircase.

KITCHEN

7'10" x 7'10" (2.40m x 2.40m)

Fitted with a range of wall and base cupboards incorporating a stainless steel sink unit. There is space and plumbing for a washing machine, together with the Worcester Bosch combination gas central heating boiler. A window overlooks the rear and a UPVC door provides external access.



FIRST FLOOR LANDING

Loft access and doors leading to the bedrooms and bathroom.

BEDROOM ONE

17'0" x 9'10" (5.20m x 3.00m)

A spacious double bedroom with a window to the front elevation, central heating radiator and an original feature fireplace.



BEDROOM TWO

16'8" x 10'2" (5.10m x 3.10m)

A further generous double bedroom with a window to the front elevation and central heating radiator.



BEDROOM THREE

10'9" x 6'2" (3.30m x 1.90m)

With a window overlooking the rear garden and central heating radiator.



OCCASIONAL ROOM

10'9" x 5'10" (3.30m x 1.80m)

With a window to the rear elevation and central heating radiator.

SECONDARY LANDING

Accessed via the secondary staircase from the ground floor and benefiting from loft access.

BATHROOM/W.C.

7'10" x 7'10" (2.40m x 2.40m)

Fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low flush W.C. The room also benefits from a central heating radiator, built in linen cupboard and a frosted window to the rear.



OUTSIDE

To the front the property has a small buffer style garden. A gated passageway to the side of the property leads to a larger enclosed rear garden incorporating a lawned area, paved patio seating area and steps leading up to the rear entrance door.



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.