



Guide price £120,000

TENURE : FREEHOLD

Glenholme Terrace, Ossett, WF5

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**For Sale by Modern Auction –
T & C's apply**

Subject to Reserve Price

Buyers fees apply

**The Modern Method of
Auction**

**Three generously sized
bedrooms**

**Family bathroom plus
downstairs WC**

**Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |**

01924 249349



Website: <https://movenowproperties.com>

GUIDE PRICE £120,000. For sale by Modern Auction. MoveNow Properties are delighted to bring to market this spacious three-bedroom mid-terrace for sale, offering generous and flexible living accommodation arranged over three floors. The property is ideally suited to families, first-time buyers, or investors, and is situated in the ever-popular area of Ossett.

Entrance Porch Front

The property is entered via a welcoming porch, providing access to the main living accommodation and stairs leading to first floor. An additional entrance is located at the rear of the property leading to the kitchen.

Living Room

Measurements: 16'10" x 13'8" (5.13m x 4.16m)

The living room is bright and spacious, benefitting from large double glazed window overlooking the front that allow an abundance of natural light to fill the room. This is a comfortable and versatile space, ideal for relaxing or entertaining.

Kitchen

Measurements: 14'6" x 7'7" (4.43m x 2.30m)

The modern kitchen is fitted with a range of stylish wall and base units and offers a practical yet contemporary layout. Integrated appliances include a fridge freezer, dishwasher, double ovens, microwave, coffee machine, and ceramic hob, making it perfectly suited to modern-day living.

Master Bedroom

Measurements: 16'7" x 11'0" (5.05m x 3.36m)

The generously sized master bedroom provides ample space for bedroom furniture and storage, creating a comfortable and relaxing retreat.

Bedroom Two

Measurements: 8'6" x 7'8" (2.60m x 2.33m)

Bedroom two is another well-proportioned double room, ideal for use as a guest bedroom, children's room, or home office.

Bedroom Three

Measurements: 7'9" x 6'7" (2.37m x 2.00m)

The third bedroom is a good-sized room, suitable for a variety of uses including a nursery, study, or additional bedroom.

Family Bathroom

Measurements: 7'9" x 7'3" (2.36m x 2.22m)

The family bathroom is fitted with a bath with shower over, low-flush WC, and wash basin, offering a functional and well-presented space.

Lower Ground Floor / Utility Room

Measurements: 12'9" x 9'11" (3.88m x 3.02m)

The lower ground floor provides excellent versatility and is currently set up as a utility area, complete with fitted units and power and plumbing for a washing machine and dryer.

Downstairs WC

A convenient downstairs WC is located on the lower ground floor, adding practicality for everyday living.

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Cellar

The separate cellar offers valuable additional storage space.

Note - The property requires works to the rear flat roof, an estimate was provided for this in December 2024 at a cost of around £3,500

Rear Garden

Externally, the property benefits from a low-maintenance rear garden featuring a raised decking area and artificial lawn, making it ideal for outdoor seating and entertaining throughout the year.

Additional benefits include solar panels to help reduce electricity costs and gas central heating, ensuring comfort year-round.

EPC Rating: E53 - Please note since the EPC was done April 2016 the property has had solar panels fitted which should increase the EPC rating.

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Mid Terrace

Construction type Brick & Stone built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a convincing solicitor.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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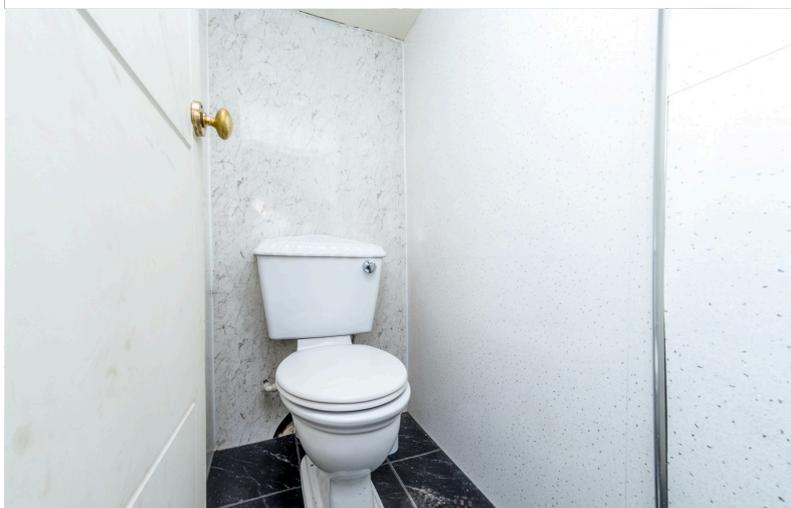
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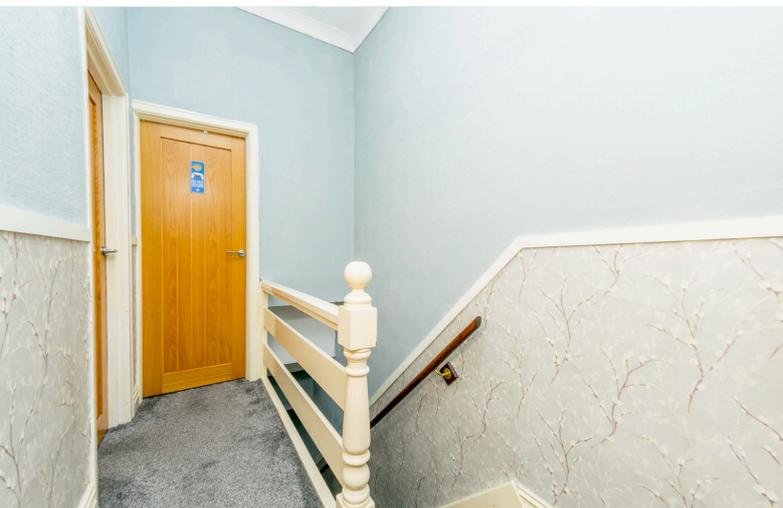
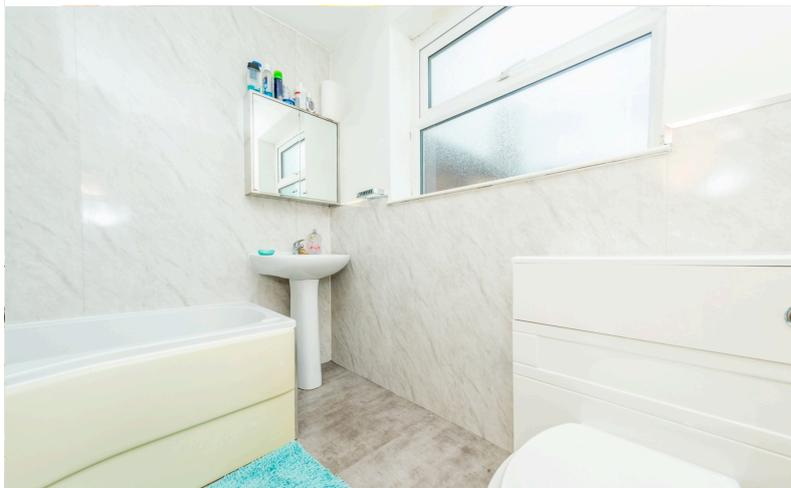
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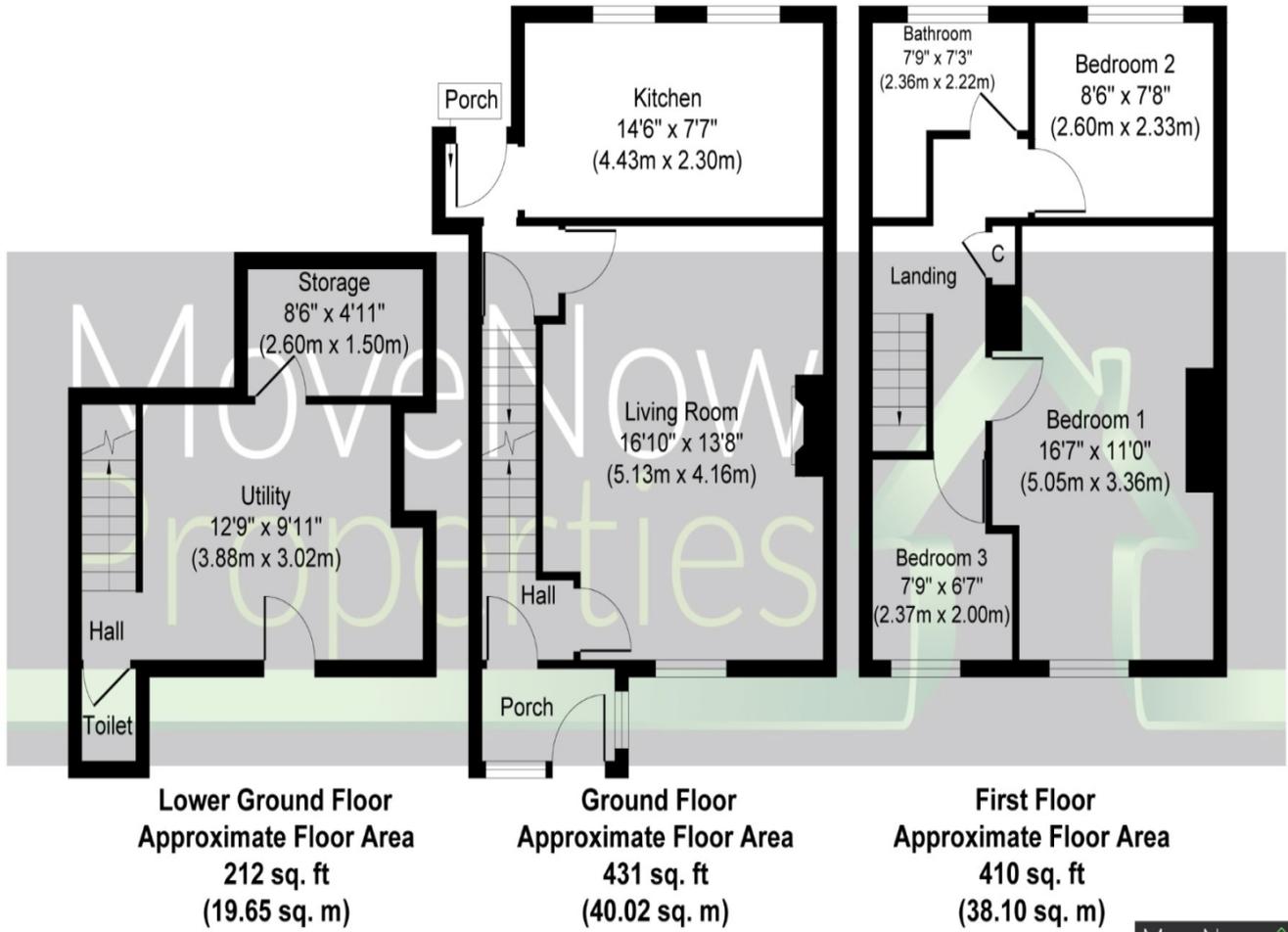




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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