



South Parade, Ossett WF5 0EB

welcome to

South Parade, Ossett

Guide price £250,000-£260,000. Welcome to the market this well-presented 3 bedroom semi-detached family home in Ossett, Wakefield! This home has a spacious and versatile accommodation ideal for first time buyers and small families looking for a cosy home.



Lounge

11' 8" max x 11' 7" max (3.56m max x 3.53m max)

Dining Room

9' 3" max x 9' 1" max (2.82m max x 2.77m max)

Kitchen

9' 4" max x 9' 2" max (2.84m max x 2.79m max)

Bedroom One

11' 5" max x 13' 1" max (3.48m max x 3.99m max)

Bedroom Two

10' 8" max x 12' max (3.25m max x 3.66m max)

Bedroom Three

7' 8" max x 7' 2" max (2.34m max x 2.18m max)

Bathroom**Buyers Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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South Parade, Ossett

- Guide Price £250,000-£260,000
- 3 bedroom semi detached family home
- Sought after area, Ossett, Wakefield!
- Off street parking, rear garden and single garage!
- Ideal for first time buyers or small families

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAK127922 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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