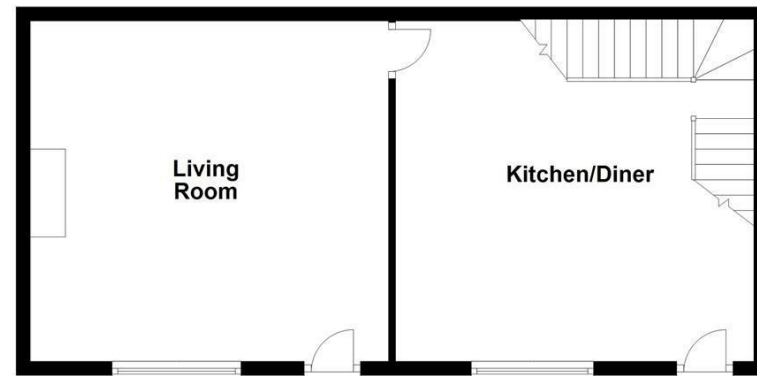


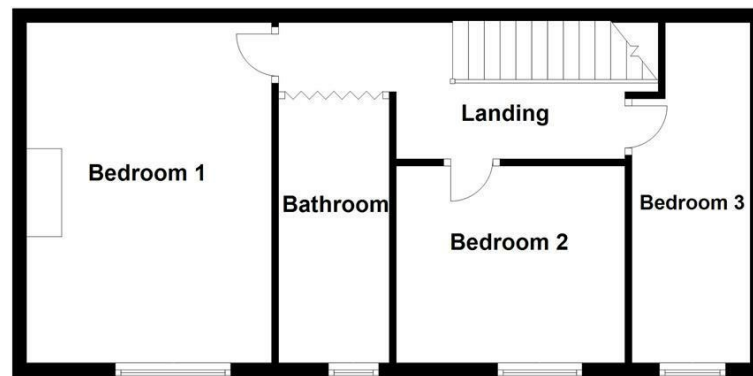


**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

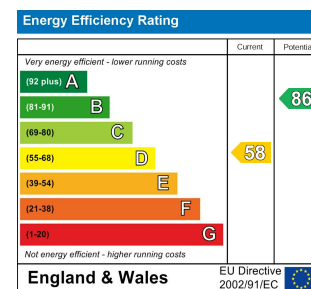
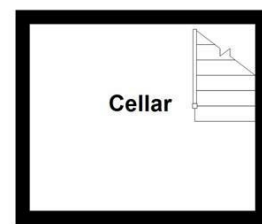
Ground Floor



First Floor



Basement



**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.



**17 Queen Street, Ossett, WF5 8AS**

**For Sale By Modern Method Of Auction Freehold Starting Bid £125,000**

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price.

"DETACHED PROPERTY" Situated in close proximity to the sought after town centre of Ossett is this three bedroom DETACHED home with well proportioned rooms, UPVC double glazing and gas central heating. This is certainly not a property to be missed.

The accommodation comprises of the kitchen, living room with stairs down to the cellar, first floor landing, three bedrooms and the bathroom/w.c. To the front of the property there is a raised veranda perfect for outdoor dining and entertaining. Access to a further cellar area from the front.

Ossett is a very pleasant residential area which has always proved in demand with the homebuyer and is host to a good range of amenities including shops and schools, whilst there is a good access to the M1 motorway, which is only a short distance away.

This would make an ideal home for a range of buyers including first time buyers, professional couples looking to commute further afield as its aptly placed for local amenities and transport links in the area. Only a full internal inspection will show what the property has to offer so an early viewing comes highly advised.

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





## ACCOMMODATION

### KITCHEN

16'8" x 15'10" [5.09m x 4.83m]

UPVC double glazed front door into the kitchen. Door to the living room, UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing, stairs leading to the cellar, partial LED spotlighting to the ceiling. The kitchen has a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring hob, space and plumbing for undercounter washing machine, tumble dryer, space and plumbing for a fridge freezer.



### LIVING ROOM

16'9" x 16'9" [5.11m x 5.13m]

UPVC double glazed window to the front, further UPVC door leading to the front, central heating radiator, coving, LED spotlighting to the ceiling, gas fire with marble hearth, surround and mantle.



### CELLAR

Power and light.

### FIRST FLOOR LANDING

Central heating radiator, loft access, door leading to the bedrooms and house bathroom/w.c. Exposed stone wall.

### BEDROOM ONE

16'2" x 11'6" max x 10'8" min [4.94m x 3.51m max x 3.26m min]

Central heating radiator, UPVC double glazed window to the front, exposed stone wall, coving to the ceiling.



### BEDROOM TWO

10'9" x 9'5" [3.3m x 2.89m]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM THREE

16'0" x 5'6" max x 4'0" [4.89m x 1.70m max x 1.22m]

UPVC double glazed window to the front, central heating radiator.

### BATHROOM/W.C.

5'1" x 12'4" [1.57m x 3.76m]

Concealed cistern low flush w.c., ceramic wash basin built into storage unit with mixer tap, stand alone bath with mixer tap and shower head attachment and separate shower cubicle with overhead shower and showerhead attachment, frosted UPVC double glazed window and ladder style central heating radiator. Fully tiled.

### OUTSIDE

Raised veranda used for outdoor dining and entertaining purposes. A further cellar can be access below the patio area.



### COUNCIL TAX BAND

The council tax band for this property is B

### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### 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.