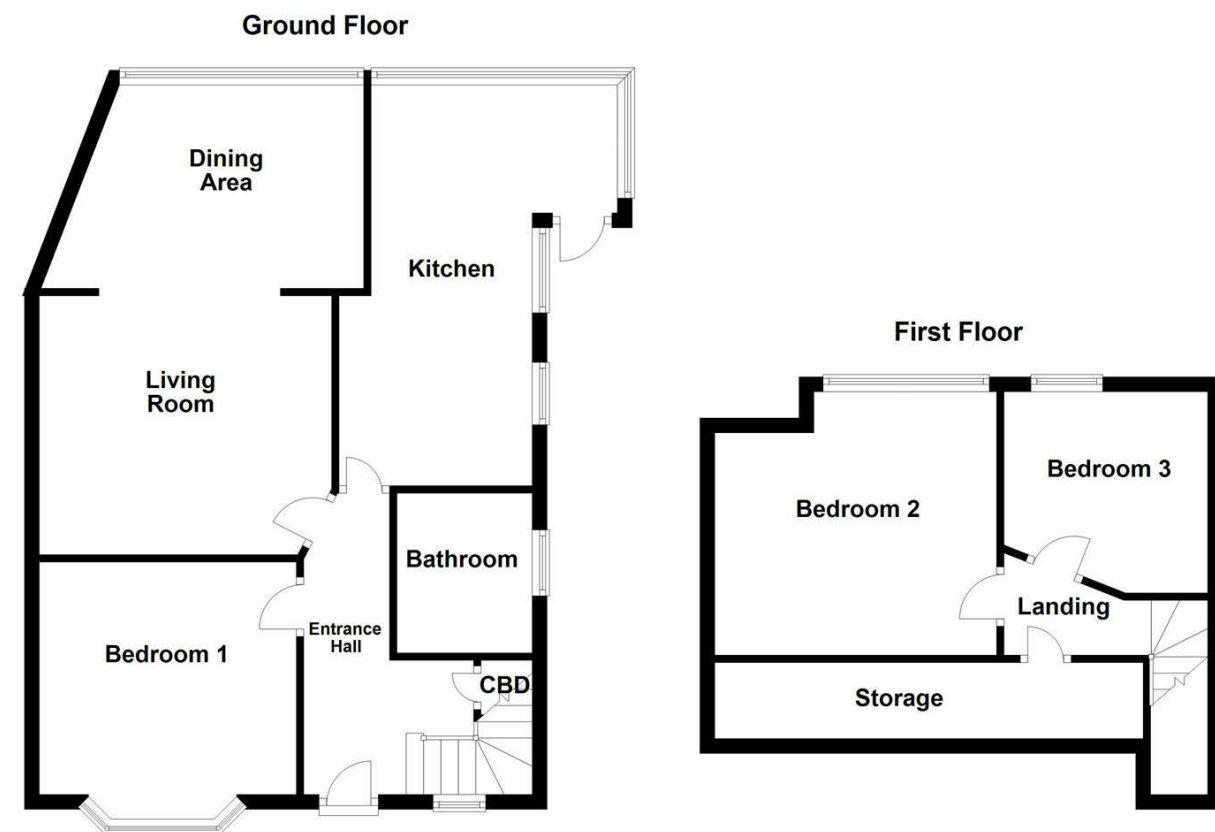


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



31 Wilman Post, Ossett, WF5 8DL

For Sale Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,0000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled in a cul-de-sac location and offered with no chain and vacant possession is this three bedroom semi detached dormer bungalow benefitting from being extended to the rear, spacious reception rooms and off road parking.

The property briefly comprises of the entrance hall, bedroom two, living room, dining area, kitchen and bathroom/w.c. The first floor landing leads to two further bedrooms. Outside to the front, the garden is laid to lawn with iron gates leading to the paved and concrete driveway running down the side of the property to the single detached garage. The low maintenance rear garden is a sun trap and is paved, enclosed by walls and timber fencing.

Enjoying a tucked away position within the sought after area of Ossett, the property is well placed to local amenities including shops and good schools, with local bus and train routes nearby and having great access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly recommended.

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



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, UPVC double glazed window to the front, stairs to the first floor landing and downstairs storage. Doors to the living room, dining room, kitchen and bathroom.

BEDROOM ONE

11'6" x 10'2" [3.53m x 3.11m]
UPVC double glazed bay window to the front and central heating radiator.



LIVING ROOM

12'5" x 11'6" [3.79m x 3.52m]
An opening into the sitting room and central heating radiator.



DINING AREA

8'11" x 14'5" [max] x 10'9" [min] [2.73m x 4.4m [max] x 3.28m [min]]
UPVC double glazed window to the rear, central heating radiator and serving hatch looking into the kitchen.



KITCHEN

18'5" x 10'2" [max] x 5'4" [min] [5.62m x 3.1m [max] x 1.65m [min]]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, four ring gas hob with integrated oven below and stainless steel extractor hood. Space and plumbing for a washing machine and fridge/freezer. UPVC double glazed windows to the side and rear with side UPVC door. Serving hatch looking through into the sitting room and central heating radiator.

BATHROOM/W.C.

5'2" x 6'5" [1.59m x 1.97m]
UPVC double glazed frosted window to the side, central heating radiator, extractor fan, low flush w.c., pedestal wash basin and panelled bath with shower head attachment.



FIRST FLOOR LANDING

Access to two bedrooms and storage.

BEDROOM TWO

12'3" x 11'11" [max] x 7'9" [min] [3.75m x 3.64m [max] x 2.38m [min]]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE

9'0" x 7'11" [max] x 6'3" [min] [2.75m x 2.43m [max] x 1.91m [min]]
UPVC double glazed window to the rear and central heating radiator.



OUTSIDE

To the front of the property the garden is laid to lawn with planted borders, timber fencing and walls to the sides. An iron gate provides access onto a paved and concrete driveway leading down the side of the property to the single detached garage with manual up and over door. The rear garden is a sun trap and is paved, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.