



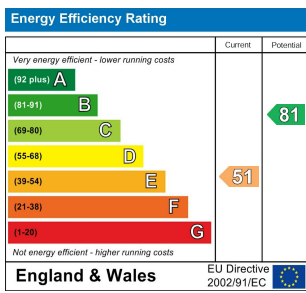
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**49/49a Bank Street, Ossett, WF5 8PR**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £165,000**

For sale by Modern Method of Auction; Starting Bid Price £165,000 plus reservation fee. Subject to an undisclosed reserve price.

A rare chance for investors to acquire this prominent mixed-use property, comprising a ground floor operational barber shop with tenants in situ and a spacious two bedroom maisonette above. Extending to approximately 1,100 sq. ft. this versatile property offers strong rental potential and is located in a prime part of Ossett, close to excellent local amenities.

The barber shop is currently let to sitting tenants, producing £400 PCM, let on a 5 year lease from 26th March 2022 [shop front only]. The shop is well presented and benefits from light, power, electric heating, and a separate WC.

The two-bedroom maisonette, which has recently been redecorated throughout, is currently vacant but previously enjoyed a long term tenancy, offering immediate scope for further rental income. The maisonette is accessed via the rear and comprises: entrance door into the kitchen, stairs to the first floor with lounge, bedroom one, bathroom, and storeroom. A further staircase rises to the second-floor landing with flexible space (ideal as a study or dressing area) and access to bedroom two.

Conveniently positioned, the property offers excellent access to a range of local amenities within Ossett town centre, as well as well regarded schools. Excellent transport links include regular bus routes to neighbouring towns and cities such as Wakefield and Dewsbury, in addition to easy access to the M1 motorway network for those wishing to commute further afield.

This property represents a fantastic addition to any portfolio, with dual income potential from the shop and maisonette. An early viewing is highly recommended to appreciate the investment on offer.

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



**ACCOMMODATION**

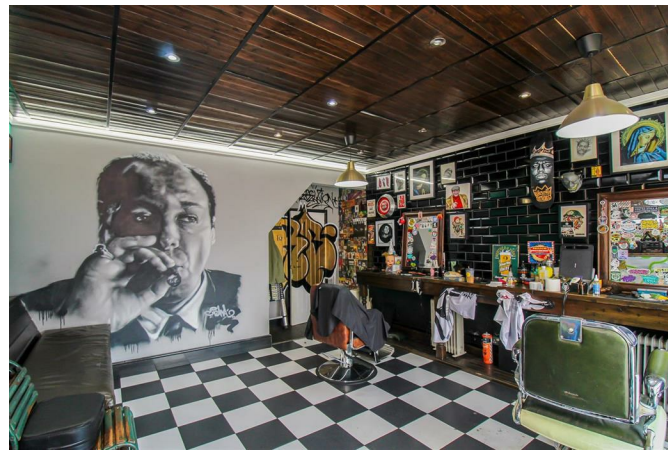
**KITCHEN**

UPVC door to the rear, fitted with a range of wall and base units incorporating a circular stainless-steel sink and drainer, space for cooker, radiator and double glazed UPVC window to the rear. Recessed spotlights.



**SHOP**

13'9" x 15'6" [4.21m x 4.73m]  
Front retail area with lighting, power and electric heating.



**W.C.**

Low flush toilet, pedestal wash basin and tiled splashback.

**FIRST FLOOR LANDING**

Provides access to the living room, bedroom, bathroom and small store room.

**LOUNGE**

17'3" [max] x 14'0" [min] x 15'3" [5.28m [max] x 4.27m [min] x 4.65m]  
Two double glazed UPVC windows to the front, ceiling rose, cornicing and radiator. Door off to further landing with stairs leading to the second floor.



**BEDROOM ONE**

10'4" x 11'7" [3.15m x 3.54m]  
UPVC double glazed window to the rear, radiator and wall mounted combination boiler.



**BATHROOM/W.C.**

6'2" x 6'7" [1.89m x 2.03m]  
Low flush w.c., pedestal wash basin, panelled bath, chrome towel radiator, two double glazed UPVC windows and wood effect flooring.



**SECOND FLOOR LANDING**

10'9" x 17'4" [3.29m x 5.29m]  
A versatile space with sloping roof, radiator and double glazed Velux window to the rear.

**BEDROOM TWO**

17'4" [max] x 14'2" [min] x 7'9" [5.29m [max] x 4.32m [min] x 2.37m]  
Radiator and double glazed Velux window to the front.



**COUNCIL TAX BAND**

The council tax band for this property is A.

**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.

**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.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our local offices.