



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

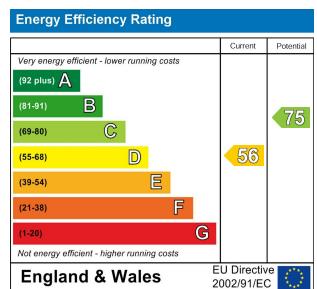
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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.



210 Station Road, Ossett, WF5 0JP

For Sale By Modern Method Of Auction Freehold Starting Bid £145,000

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

In need of renovation however offering great potential is this four bedrooms semi detached house with well proportioned accommodation throughout, three reception rooms and close to proximity to Ossett town centre.

The property briefly comprises of entrance hall, living room, sitting room with access down to the cellar, dining room, kitchen with large walk in pantry cupboard, downstairs w.c. and three piece shower room. To the first floor there are four bedrooms and four piece suite bathroom. Outside to the rear, there is a timber gate accessing a low maintenance concrete rear yard with larger than average lawned rear garden with timber panelled surround fences. There is also a garage and outbuilding accessed off Station Road.

The property is within walking distance to the local amenities and schools located within the sought after location of Ossett, which benefits from a twice weekly market. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

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

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



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing and doors leading through to the living room and sitting room.

LIVING ROOM

14'5" x 14'0" [max] x 11'8" [min] [4.4m x 4.28m [max] x 3.56m [min]]

UPVC double glazed windows to the side and front, central heating radiator, coving to the ceiling and two ceiling roses. Door through to the dining room.



SITTING ROOM

14'1" x 14'5" [max] x 6'3" [min] [4.3m x 4.4m [max] x 1.91m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door providing access down to the cellar, doors to the dining room and shower room.



CELLAR

9'1" x 14'0" [2.79m x 4.29m]

Original curing table, light within, an opening providing access to the original coal shuttle room and understairs storage.

SHOWER ROOM/W.C.

7'10" x 3'10" [2.41m x 1.18m]

Chrome ladder style radiator, low flush w.c., pedestal wash basin and shower cubicle with shower head attachment. Partial spotlights to the ceiling and partially tiled.

DINING ROOM

17'7" x 8'8" [5.36m x 2.66m]

Wall mounted heater, opening to the kitchen, doors to the pantry, w.c. and rear garden.



W.C.

5'8" x 5'9" [1.74m x 1.77m]

Windows to the side and front. W.c. and wall mounted wash basin.

PANTRY

7'6" x 5'6" [2.31m x 1.7m]

KITCHEN

6'10" x 7'10" [max] x 17' [min] [2.09m x 2.41m [max] x 0.49m [min]]

Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob, space and plumbing for a washing machine and under counter fridge/freezer. UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Access to four bedrooms and the house bathroom. Coving to the ceiling and central heating radiator.

BEDROOM ONE

14'2" x 14'11" [max] x 14'3" [min] [4.33m x 4.55m [max] x 4.35m [min]]

UPVC double glazed windows to the front and side, central heating radiator and coving to the ceiling.

BEDROOM TWO

10'8" x 14'0" [3.27m x 4.29m]

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

BEDROOM THREE

9'6" x 12'0" [max] x 7'5" [min] [2.92m x 3.68m [max] x 2.27m [min]]

UPVC double glazed window to the side and central heating radiator.

BEDROOM FOUR

7'3" x 7'2" [2.21m x 2.2m]

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

BATHROOM/W.C.

10'10" x 8'1" [max] x 2'9" [min] [3.31m x 2.48m [max] x 0.86m [min]]

UPVC double glazed frosted window to the side, central heating radiator, cupboard housing the combi boiler, low flush w.c., pedestal wash basin, panelled bath, shower cubicle with shower head attachment and glass shower screen. Partially tiled.



OUTSIDE

To the rear there is a low maintenance concrete yard with timber gate accessing the

street behind the property. Beside the concrete yard there is an lawned garden with timber panelled surround fences with paved patio area with conifer hedges. There is also a garage and outbuilding accessed off station road.



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.

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 4.5% 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.