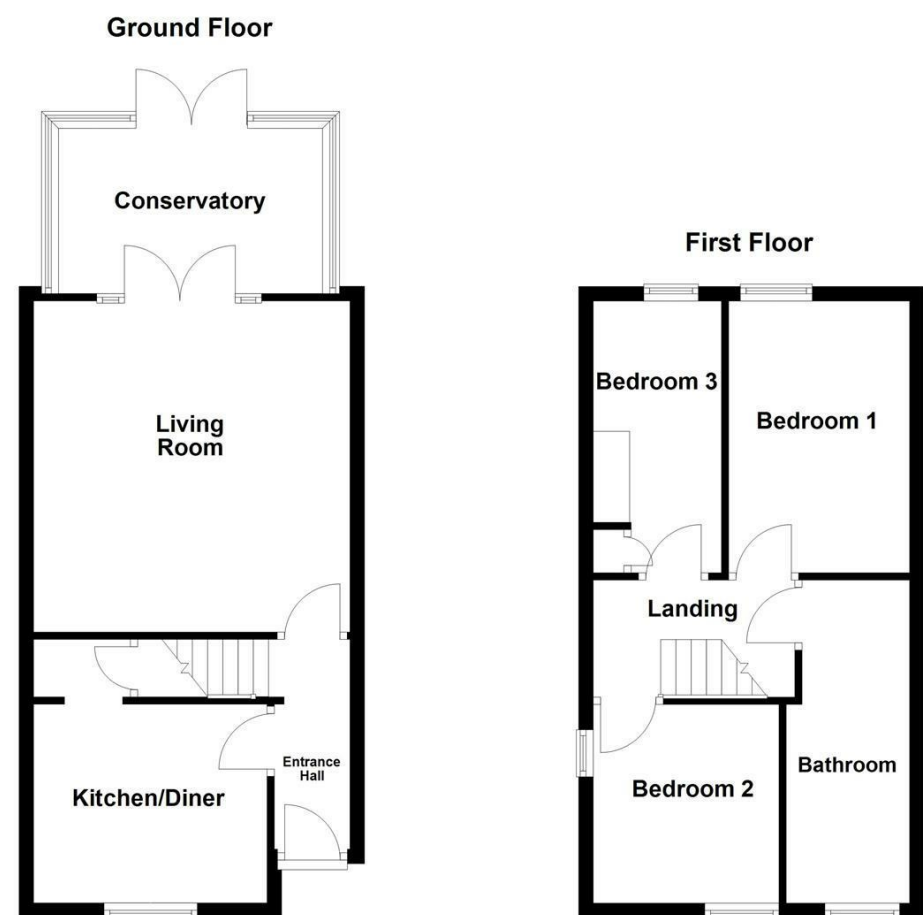


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Runtlings Lane, Ossett, WF5 8JL

For Sale Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled within the sought after town of Ossett is this deceptively spacious three bedroom extended terraced property, offering well proportioned accommodation throughout, a modern house bathroom, generous reception space and an enclosed rear garden.

The accommodation briefly comprises an entrance hall providing access to the kitchen diner and living room, with the living room also leading to the first floor via the staircase. The kitchen diner provides access to the cellar, while the living room leads through to the conservatory, which in turn opens out to the rear garden. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom, with bedroom three benefitting from a useful storage cupboard. Externally, there is on street parking to the front. To the rear, the garden is mainly laid to lawn and incorporates two decked patio areas, ideal for outdoor dining and entertaining, along with space for garden sheds and additional storage. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Ossett is a highly regarded location for a wide range of buyers, including first time purchasers, growing families and professional couples. Local shops and schools are within walking distance, with a wider range of amenities available in Ossett town centre. The area is well served by local bus routes, and nearby train stations in Wakefield and Dewsbury provide links to Leeds, Manchester and London. The M1 motorway is also a short drive away, offering excellent transport connections.

Only a full internal inspection will reveal all that this property has to offer. An early viewing is highly recommended.

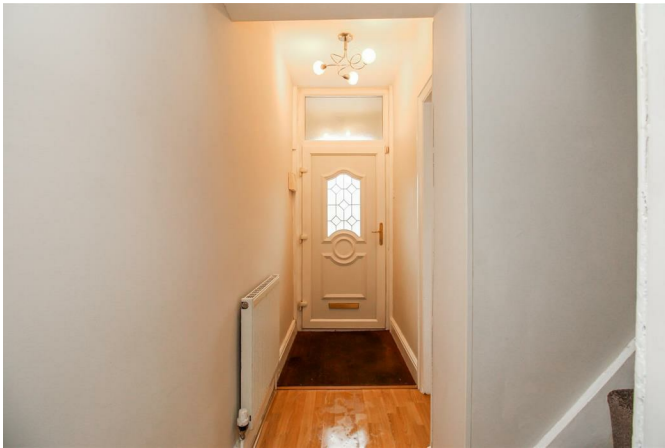
This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and doors leading to the kitchen diner and living room.



KITCHEN/DINER

10'5" x 8'11" [3.20m x 2.73m]

Fitted with a range of wall and base units with laminate work surface, stainless steel sink and drainer with mixer tap, partial tiled splashback, space for a range style cooker with stainless steel extractor above, plumbing for a washing machine and dishwasher, and space for a fridge freezer. UPVC double glazed window to the front, central heating radiator and understairs opening housing the Glow-worm combi boiler, with access down to the cellar.

LIVING ROOM

14'11" [max] x 14'9" [min] x 13'1" [4.55m [max] x 4.50m [min] x 4.01m]

Central heating radiator and decorative log burner style fireplace with marble hearth and brick surround. UPVC double glazed French doors leading into the conservatory.



CONSERVATORY

72" x 11'10" [2.20m x 3.63m]

Surrounded by UPVC double glazed windows with French doors leading out to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Loft access and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE

8'5" x 12'4" [2.57m x 3.77m]

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



BEDROOM TWO

9'0" x 8'1" [2.75m x 2.48m]

Two UPVC double glazed windows (front and side) and central heating radiator.



BEDROOM THREE

12'4" [max] x 6'0" [min] x 4'9" [3.77m [max] x 1.83m [min] x 1.45m]

UPVC double glazed window to the rear, central heating radiator and fitted storage cupboard.

BATHROOM/W.C.

15'1" [max] x 5'11" [min] x 5'1" [4.61m [max] x 1.82m [min] x 1.56m]

Frosted UPVC double glazed window to the front, central heating radiator with towel rail, low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, freestanding bath with mixer tap and shower attachment, and separate shower cubicle with mains fed shower and glass screen. Fully tiled with extractor fan.



OUTSIDE

To the front, there is on street parking. To the rear, the garden is mainly laid to lawn with two decked patio areas, ideal for outdoor dining and entertaining, along with space for a shed or storage. The garden is fully enclosed by walling and timber fencing, making it suitable for both pets and children.



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.

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.