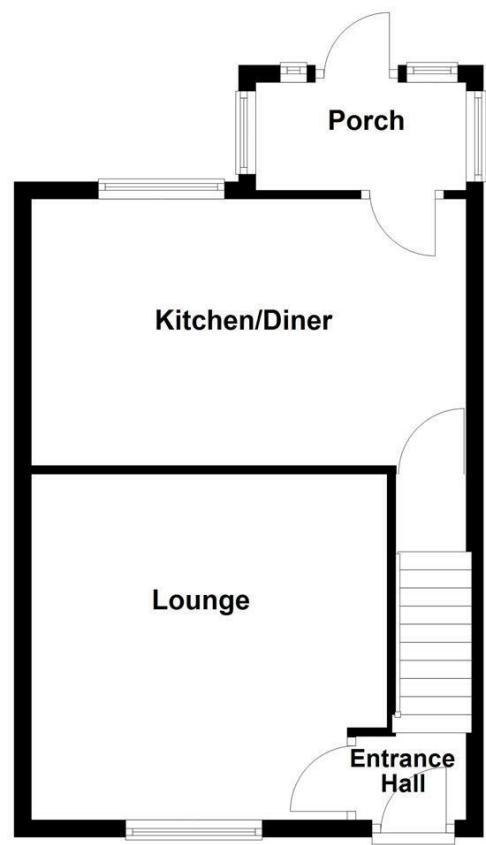
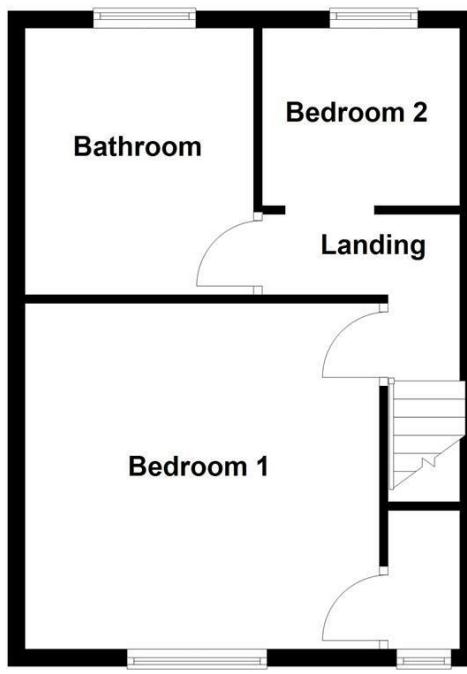


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

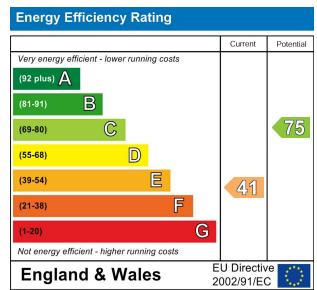
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



## 61 Manor Road, Ossett, WF5 0LD

**For Sale Freehold Starting Bid £90,000**

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

Offering an excellent opportunity for buyers wishing to place their own stamp on a property, this two bedroom end terrace home presents significant potential and, once modernised, would ideally suit a first time buyer, couple, small family, or investor. The property does require updating throughout but benefits from UPVC double glazing and provides spacious accommodation with scope for improvement.

The layout briefly comprises an entrance hall, lounge, and kitchen/diner with access to a rear porch and cellar. To the first floor are two bedrooms (please note: bedroom two is not complete in its entirety) along with a generously sized house bathroom. Externally, there is a small buffer garden to the front, while the rear benefits from a good sized lawned garden with mature shrubs, trees, and several outbuildings that offer versatility for various uses.

Situated within this popular part of Ossett, the property is ideally placed for a range of local amenities including shops, highly regarded schools, regular bus services, and the twice-weekly market. The motorway network is also easily accessible for those commuting further afield.

Offered for sale with no chain and vacant possession, an early viewing is highly recommended to appreciate the full potential this property has to offer.

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



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## ACCOMMODATION

### ENTRANCE HALL

A UPVC entrance door into the hallway, which features an archway, stairs to the first floor landing and a door into the lounge.

### LOUNGE

13'5" x 13'0" [4.09m x 3.97m]

An original feature fire surround, coving to the ceiling, ceiling rose, picture rail and a double glazed UPVC window to the front elevation. A door leads through into the kitchen diner.



### KITCHEN/DINER

10'0" x 16'5" [3.06m x 5.02m]

Fitted with wall and base units, worktops incorporating a stainless steel sink with drainer and mixer tap, space for a fridge and freezer, plumbing for a washing machine and housing the gas fired combination boiler. A double glazed UPVC window to the rear elevation, doors leading to the rear porch and the cellar.

### PORCH

A fully double glazed UPVC rear porch provides further access to the garden.

### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the bathroom.

### BEDROOM ONE

13'4" x 13'0" [4.08m x 3.98m]

A spacious bedroom with a double glazed UPVC window to the front elevation and access to a storage area with a double glazed UPVC window to the front elevation.



### BEDROOM TWO

6'11" x 7'6" [2.13m x 2.30m]

A double glazed UPVC window overlooking the rear elevation.



### BATHROOM/W.C.

10'2" x 8'7" [3.10m x 2.64m]

A low flush w.c., pedestal wash basin, a panelled bath and a double shower cubicle with electric shower. A storage cupboard and a double glazed UPVC window to the rear.



### OUTSIDE

A low maintenance frontage with a buffer garden. To the rear is a generously sized and low maintenance garden that incorporates a flagged seating area, mature plants, trees and shrubs, a greenhouse and useful outbuildings suitable for multiple uses. There is a right of way for this property across the neighbour's path to reach the outbuildings at the end of the garden.



### COUNCIL TAX BAND

The council tax band for this property is A.

## LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

### 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 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.