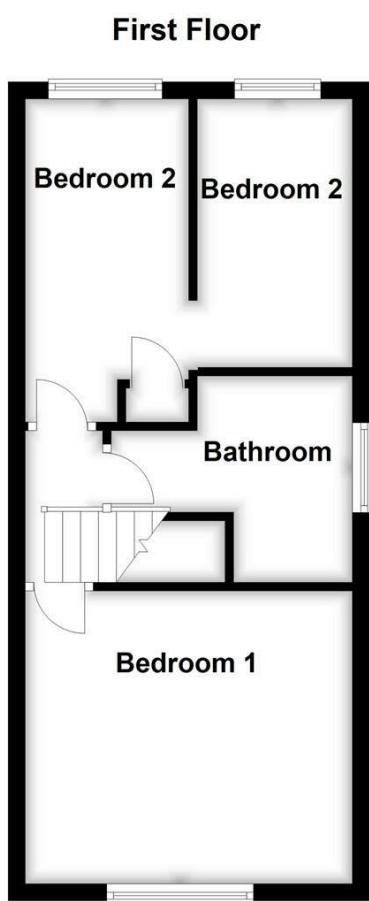
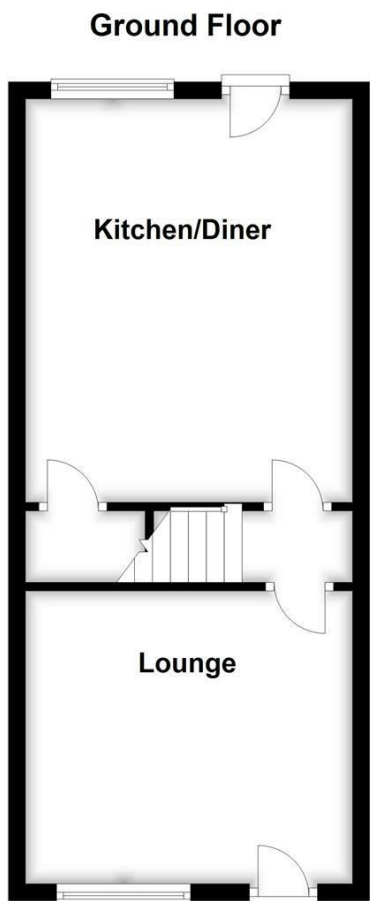


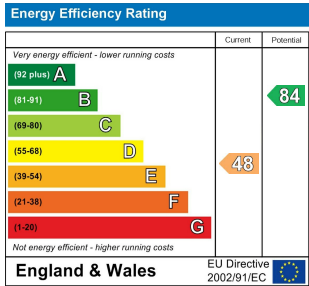


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Cross Keys, Ossett, WF5 9SJ

For Sale By Modern Method Of Auction Freehold Starting Bid £110,000

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price.

A mature two/three bedroom end terrace house, situated on a little known road of only a few properties being immediately adjacent to farmer's fields to the front. The property is well presented and includes a gas fired central heating system, UPVC double glazing and would ideally suit the needs of the smaller family buyer.

Overall, the accommodation itself comprises of lounge, dining kitchen with living flame gas fire and a range of oak units, principal bedroom with built-in wardrobes, bedroom two which in turn gives access to a potential third bedroom, house shower room/w.c. Outside, there are gardens to both the front and rear. The rear garden also has a patio area.

The property is situated on the fringe of Ossett, close to Junction 40 of the M1 from where Leeds and the region's other centres can be easily reached.

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



ACCOMMODATION

LOUNGE
12'7" x 11'3" [3.84m x 3.43m]

A well proportioned room having UPVC double glazed windows to the frontal elevation overlooking open fields to the front, UPVC frosted double glazed and diamond leaded front entrance door, double panelled central heating radiator, coving to the ceiling, fitted gas fire.



INNER LOBBY
Stairs to first floor.

KITCHEN/DINER
15'5" x 12'7" [4.72m x 3.84m]

A spacious room having an attractive coal effect living flame gas fire with marble conglomerate hearth and interior and attractive Adams style surround and single panelled central heating radiator. To the kitchen area there is wood grain effect laminate flooring, UPVC

double glazed window overlooking the rear garden, UPVC frosted double glazed rear entrance door and a range of matching wall and base units with light oak fronts and work surfacing over, tiled surrounds, inset stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, gas cooker point, space for tumble dryer, understairs storage cupboard with shelving.



FIRST FLOOR LANDING

BEDROOM ONE
12'7" x 11'3" [3.84m x 3.43m]

UPVC double glazed window to frontal elevation from where distant views over open farmland can be best enjoyed, double panelled central heating radiator, range of fitted bedroom furniture including one double and two single wardrobes, two overhead cupboards and matching bedside cabinets and built-in dressing table with three drawers.



BEDROOM TWO
12'9" x 6'3" [3.91m x 1.91m]

With UPVC double glazed window to the rear elevation, central heating radiator with an opening through to a further section which could be converted to a third bedroom or used as an office or dressing room.



BEDROOM TWO [CONTINUED]
10'4" x 6'0" [3.15m x 1.85m]

Accessed from bedroom two. With UPVC double glazed windows with views over Ossett towards Horbury, double panelled central heating radiator.

BATHROOM/W.C.

With step-in fully tiled shower cubicle and shower, handwash basin and w.c., tiled surrounds, pine panelled ceiling, central heating radiator, wall mounted electric heater, frosted double glazed window to the side elevation



OUTSIDE

The front garden is enclosed with an outer brick wall and has a central lawn and borders containing a variety of bushes and shrubs and also a small paved area in front of the property. There is a shared access drive down the side of the house, which also has a security light. The rear garden has a built-on brick out house housing the Vokera combi-boiler. Paved patio and lawned area with a variety of flowers, bushes and shrubs.



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 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.