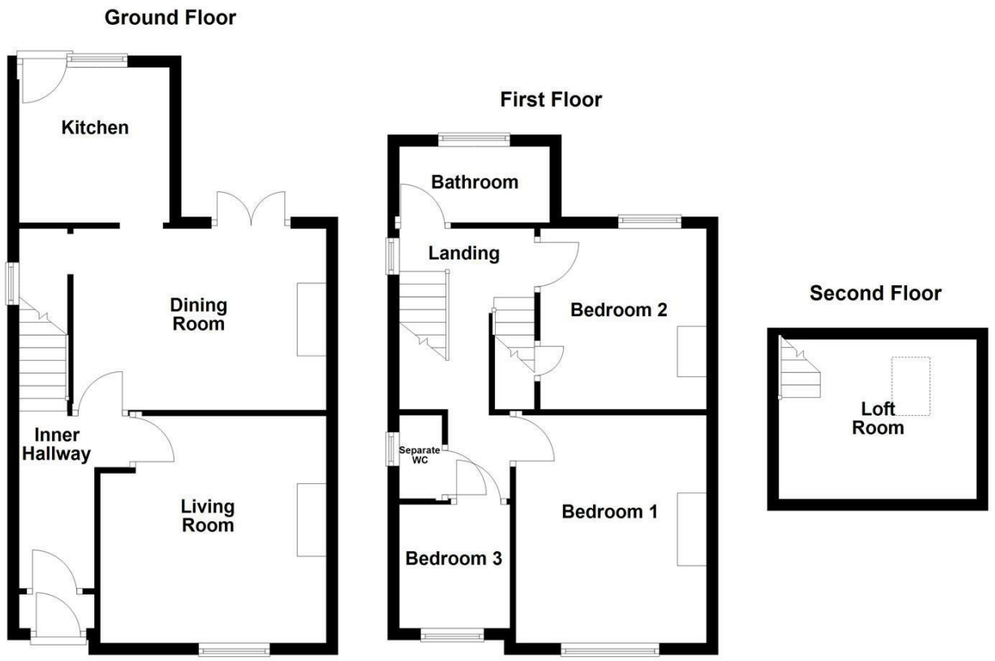
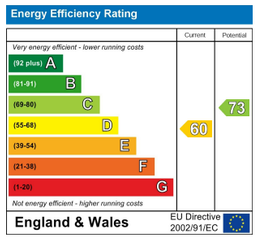


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

74 Broadowler Lane, Ossett, WF5 0QJ

For Sale Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after town of Ossett is this three bedroom semi detached property. Superbly presented throughout with tasteful décor, it offers well proportioned accommodation enhanced by a versatile loft room and gardens to both the front and rear. This property is certainly not one to be missed.

The property briefly comprises of the entrance porch, inner hallway, living room, dining room and kitchen. The first floor landing leads to three bedrooms, bathroom and separate w.c. A further set of stairs leads to versatile loft room. Outside to the front, the garden is lawned with pebble borders and a paved pathway to the entrance, enclosed by fencing, walling, and hedging. The rear offers a tiered garden with a lawn, paved patio ideal for entertaining, additional decking, and pebble borders, all fully enclosed by timber fencing.

Ossett is an ideal location for a variety of buyers, including first-time purchasers, professional couples, and small families. The town offers a wide range of amenities, with shops and schools within walking distance, as well as a popular twice-weekly market in the town centre. A broader selection of facilities can be found in nearby towns and cities such as Wakefield and Dewsbury. Excellent transport links make the area particularly convenient, with regular local bus services and Wakefield train station providing direct connections to major cities. In addition, the M1 motorway is just a short distance away, making it an excellent base for those needing to commute further afield.

This property represents a superb opportunity to purchase a well situated home in a highly regarded area. Only a full internal inspection will truly reveal everything it has to offer and an early viewing is strongly recommended to avoid disappointment.

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

ACCOMMODATION

ENTRANCE PORCH
Composite front door with frosted and stained glass pane, tiled flooring and timber framed frosted and stained glass inner door leading to the hallway.

INNER HALLWAY
Frosted UPVC double glazed window to the side, decorative wall panelling, central heating radiator and staircase rising to the first floor landing. Doors lead through to the living room and dining room.

LIVING ROOM
11'11" x 12'9" max x 9'6" min (3.65m x 3.91m max x 2.91m min)
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and an open fireplace with marble hearth, tiled surround and ornate mantle.

DINING ROOM
14'3" x 10'2" max x 2'9" min (4.35m x 3.12m max x 0.85m min)
Coving to the ceiling, picture rail, central heating radiator and exposed brick chimney breast housing a multi-fuel stove with stone hearth. Fitted alcove unit, under stairs storage and UPVC French doors opening to the rear garden.

KITCHEN
8'6" x 8'10" (2.6m x 2.7m)
A range of wall and base units with laminate work surfaces incorporating ceramic 1.5 sink with mixer tap, tiled splashback, four ring electric hob with extractor hood, integrated oven, space and plumbing for a washing machine, exposed brick chimney breast and partial exposed brick walls. Central heating radiator, frosted UPVC double glazed door and window to the rear garden.

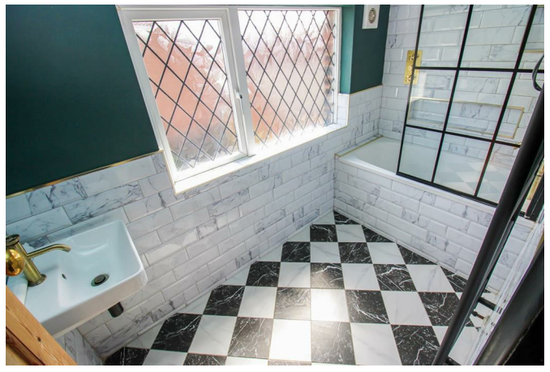
FIRST FLOOR LANDING
UPVC double glazed frosted window to the side, central heating radiator, loft hatch with access to residual loft space and staircase to loft room. Doors lead to three bedrooms, bathroom and separate w.c.

BEDROOM ONE
11'10" x 10'11" max x 9'8" min (3.63m x 3.35m max x 2.96m min)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
9'4" x 10'2" max x 3'1" min (2.85m x 3.11m max x 0.95m min)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, decorative wall panelling and understairs storage cupboard.

BEDROOM THREE
6'2" x 6'10" (1.9m x 2.1m)
UPVC double glazed front window, coving to the ceiling and central heating radiator.

BATHROOM
8'9" x 4'3" (2.67m x 1.31m)
Three piece suite comprising wall mounted wash basin with mixer tap, panelled bath with mixer tap, mains-fed overhead shower, handheld attachment, and glass shower screen. Finished with partial tiling and brushed brass fittings. Frosted UPVC double glazed window to the rear, extractor fan, ceiling spotlights and black ladder style radiator,



W.C.
Decorative wall panelling, frosted UPVC double glazed window to the side and low flush w.c.

LOFT ROOM
11'1" x 8'11" (3.4m x 2.72m)
Fitted storage cupboard and Velux skylight.

OUTSIDE
To the front the garden is laid to lawn with a pebble border and paved pathway to the front door. Enclosed by timber fencing to one side, a wall to the other, and hedging to the front. There is a tiered garden with a lower lawned section bordered by mature shrubs, and an upper paved patio area ideal for outdoor dining and entertaining. Additional decking and pebble borders feature throughout, fully enclosed by timber fencing.

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 C.

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.