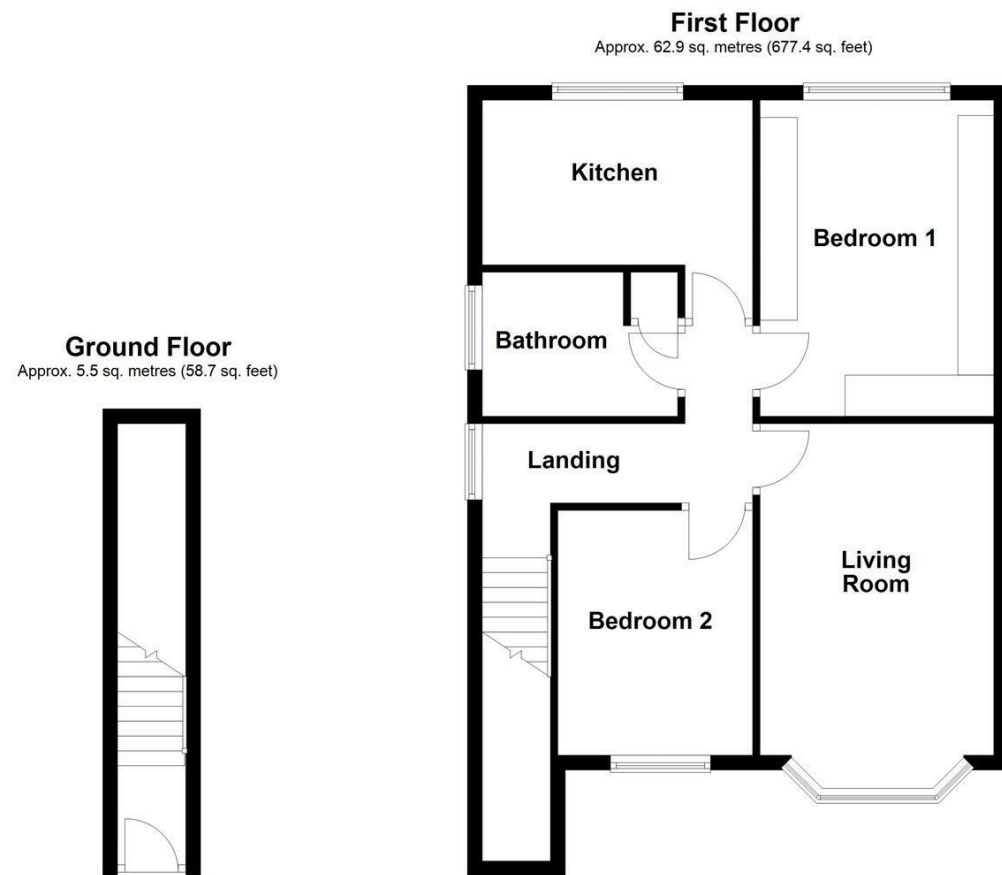
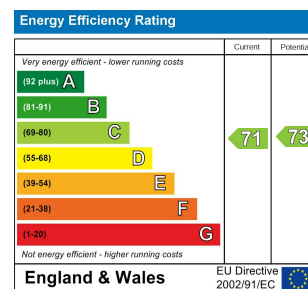




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Total area: approx. 68.4 sq. metres (736.1 sq. feet)



**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.



**16 Manor Avenue, Ossett, WF5 0LY**

**For Sale By Modern Method Of Auction Leasehold Starting Bid £75,000**

For sale by Modern Method of Auction; Starting Bid Price £75,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this well presented two bedroom first floor apartment, offering spacious accommodation throughout, two double bedrooms and the added benefit of a garage and private garden.

The accommodation briefly comprises a spacious living room with feature fireplace, a fitted kitchen, two well proportioned double bedrooms and a modern three piece house bathroom. Externally, the property is approached via a paved pathway leading to the entrance door with outside lighting. The property also benefits from a single detached garage located within a communal block, providing off road parking. To the rear, there is a private garden accessed via pathways to either side of the building, incorporating a gravelled seating area, a greenhouse and well maintained planted borders with established shrubs and flowers, along with a pathway leading through a decorative archway framed by mature hedging.

The property is ideally located within the popular village of Ossett, close to a range of local amenities and well regarded schools. Regular bus routes provide access to Wakefield city centre, while the M1 motorway is only a short distance away, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the space, setting and potential 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.



#### BEDROOM TWO

10'10" x 8'5" [3.32m x 2.59m]

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

#### LIVING ROOM

10'4" x 14'0" [3.15m x 4.28m]

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling and ceiling rose. Electric fire with tiled hearth and decorative wooden surround and dado rail.



#### OUTSIDE

The property is approached via a paved pathway leading to the front entrance door with outside lighting. A single detached garage is located within a communal block to the right hand side, providing off road parking. To the rear, there are paved pathways giving access to a private garden area which is designed for low maintenance. The garden features a pebbled seating area, greenhouse and well maintained planted borders with a variety of shrubs and plants, along with a rose arch and established hedging, creating a private outdoor space.



#### LEASEHOLD

The service charge and ground rent is TBC. The remaining term of the lease is TBC years [2026]. A copy of the lease is held on our file at the Ossett office.

#### 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.

#### ACCOMMODATION

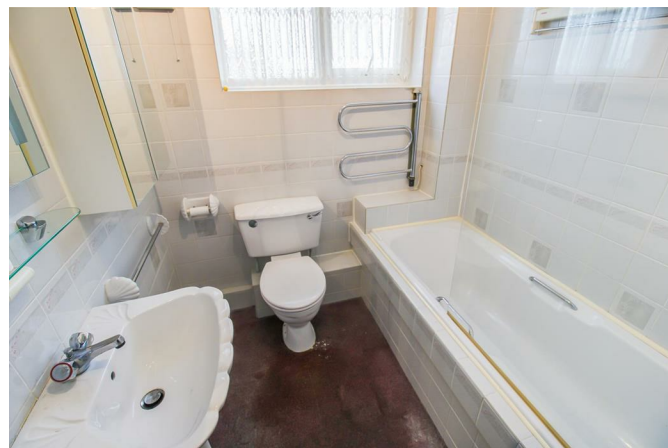
##### ENTRANCE HALL

Composite front entrance door leading into the entrance hall with staircase and double handrail to the first floor landing. The landing has a UPVC double glazed window to the side, inset spotlights, loft access, coving to the ceiling, dado rail and central heating radiator, with doors leading to the living room, two bedrooms, kitchen and bathroom.

##### BATHROOM/W.C.

8'7" x 6'4" [2.64m x 1.95m]

Fitted with a three piece suite comprising panel bath with fully tiled surround, glass shower screen, mixer tap and electric shower over. Pedestal wash basin with mixer tap, low flush WC, vanity mirror with lighting, fully tiled walls, coving to the ceiling, extractor fan and UPVC double glazed frosted window to the side. Airing cupboard with shelving.



##### KITCHEN

9'8" x 12'0" [2.95m x 3.66m]

Fitted with a range of wall and base units with work surfaces and tiled splashbacks. Stainless steel sink with taps, space for a freestanding cooker, space for a fridge freezer and wall mounted boiler. Chrome style radiator and UPVC double glazed window to the rear enjoying open aspect views.



##### BEDROOM ONE

14'9" x 10'4" [4.51m x 3.17m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and inset spotlights. Fitted with a range of wardrobes, overhead storage, bedside units and drawers.