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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	



43 Pildacre Brow, Ossett, WF5 8QS

For Sale By Modern Method Of Auction 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.

Enjoying a cul-de-sac location is this three bedroom detached true bungalow, which benefits from three good sized bedrooms, spacious lounge diner, enclosed gardens, ample off road parking provided by a driveway and detached garage. UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, w.c., lounge diner, kitchen, inner hallway, bathroom/w.c., three bedrooms, two of which having fitted wardrobes. Bedroom two provides access to the conservatory. Gardens to the front and rear, the rear having water feature, whilst to the side there is a paved driveway providing ample off road parking and leading to the single detached garage with electric up and over door..

Located close to amenities such as local shops and schools located within the sought after area of Ossett, which benefits from a twice weekly market. The M1 motorway is only a short distance away ideal for those looking to travel further afield. Local bus routes travel to and from Wakefield and Dewsbury centres.

Only a full internal inspection will reveal all that is on offer and an internal viewing comes recommended.

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



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, dado rail, central heating radiator, UPVC double glazed front entrance door with double glazed frosted windows, timber door into the w.c. and lounge diner.

LOUNGE DINER

12'7" x 20'0" [3.85m x 6.10m]

UPVC double glazed windows to the side and front enjoying a dual aspect. Two central heating radiators, electric fire on a stone hearth with decorative stone surround and wooden mantle above. Coving to the ceiling, dado rail, timber door to the inner hallway and kitchen.



KITCHEN

8'3" x 11'9" [2.52m x 3.59m]

UPVC side entrance door. A range of wall and base units with laminate work surface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. UPVC double glazed window to the side, laminate flooring, door into the living room, plumbing and drainage for a washing

machine, space for under counter fridge and for a freezer, wall mounted condensing regulars boiler housed within the cupboard.

W.C.

3'0" x 5'2" [0.93m x 1.58m]

Low flush w.c., pedestal wash basin with mixer tap and tiled splashback, central heating radiator, dado rail, UPVC double glazed frosted window to the side.

INNER HALLWAY

Loft access. Doors leading to the bathroom/w.c. and three bedrooms. Airing cupboard with fixed shelving.

BATHROOM/W.C.

5'6" x 7'1" [1.68m x 2.18m]

Four piece suite comprising panelled bath with two taps, low flush w.c., curved corner shower cubicle with double doors and electric shower. Pedestal wash basin with mixer tap, tiled walls, ladder style radiator, UPVC double glazed frosted window to the side aspect.



BEDROOM ONE

11'4" x 11'5" [3.47m x 3.48m]

UPVC double glazed window to the rear, central heating radiator, range of fitted wardrobes.



BEDROOM TWO

9'6" x 11'5" max x 9'8" min [2.90m x 3.48m max x 2.97m min]

Currently used as a dining room. Coving to the ceiling, dado rail, timber French doors leading to the conservatory, central heating radiator.



BEDROOM THREE

8'2" x 6'3" to wardrobe [2.49m x 1.91m to wardrobe]

Double wardrobe with mirrored sliding doors, UPVC double glazed window to the side, central heating radiator.

CONSERVATORY

7'7" x 10'3" [2.33m x 3.13m]

UPVC double glazed windows to all three sides, UPVC double glazed French doors to the low maintenance rear garden, power and light. Laminate flooring.



OUTSIDE

To the front of the property there is a double cast iron gate, which provides access into a paved driveway that continues down the side of the property providing off road parking for four vehicles. An attractive lawned garden with planted borders and cast iron railings. Outside light, paved pathway and water point connection. The driveway leads up to a single detached garage with electric up and over door power and light, built in work bench. A timber gate provides access to an enclosed rear garden. The rear garden has a paved patio area ideal for entertaining and dining purposes, low maintenance pebbled section with planted borders. Built in water feature pond having planted borders surrounding. Block paved pathway leading to the greenhouse. Timber panelled fence surrounds.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

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.