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## Grange View Healey Road, Ossett, WF5 8LN

### For Sale By Modern Method Of Auction Freehold Starting Bid £120,000

For sale by Modern Method of Auction; Starting Bid Price £120,000 plus reservation fee. Subject to an undisclosed reserve price. Situated off Healey Road, close to Ossett town centre is this two bedroom detached bungalow benefitting from driveway parking and rear gardens.

The property briefly comprises of entrance porch, living room, kitchen, two bedrooms and family bathroom/w.c. Externally there are low maintenance gardens to the rear and driveway parking for one vehicle to the front.

Situated close to Ossett town centre, the property is ideally located for all local shops and amenities including local schools. It is also only a short drive away from the motorway for those looking to commute further afield for work.

In need of a degree of modernisation, this property could make a fantastic home and a viewing is highly recommended.

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

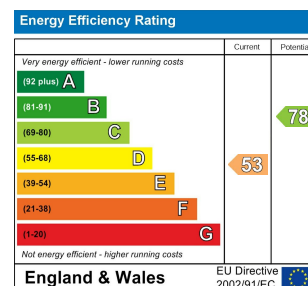
#### IMPORTANT NOTE TO PURCHASERS

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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
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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.



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## ACCOMMODATION

### ENTRANCE PORCH

Doorway leading through into the living room.

### LIVING ROOM

12'11" x 14'9" [3.96m x 4.52m]

UPVC double glazed bay window to the side elevation, central heating radiator and feature open fireplace with surround. Doors into the bathroom and kitchen.

### KITCHEN

12'11" x 13'1" [3.94m x 3.99m]

UPVC double glazed window to the front elevation and double doors out to the rear garden. Fitted kitchen with an array of wall and base units for storage, integrated cooker with gas hob and tiled splash back, stainless steel sink and drainer, space for a fridge freezer and washing machine. Central heating radiator and access to two bedrooms.



### BEDROOM ONE

12'11" x 11'3" [3.96m x 3.45m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

11'1" x 7'10" [3.38m x 2.41m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

6'5" x 4'3" [1.96m x 1.30m]

Velux window to the rear elevation, three piece suite comprising bath, low flush w.c. and wash hand basin.



### OUTSIDE

To the front of the property there is driveway parking with space for one vehicle. To the rear there is a low maintenance flagged garden with an artificial lawn.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.

### 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 the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.