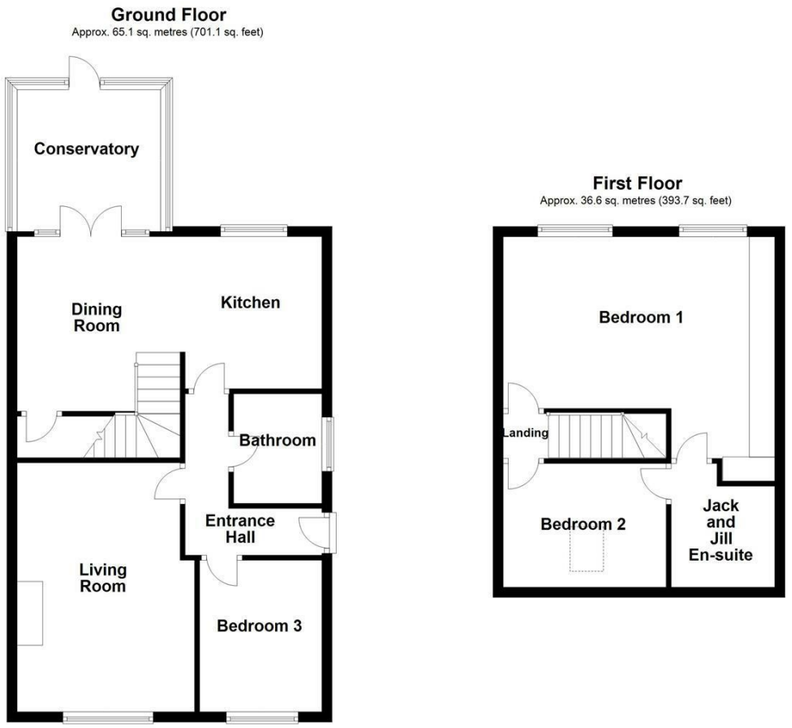


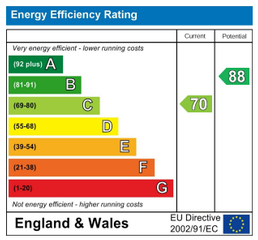

Total area: approx. 101.7 sq. metres (1094.8 sq. feet)

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.

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

# 44 Healey Road, Ossett, WF5 8LW

## For Sale By Modern Method of Auction Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after location of Ossett is this deceptively spacious three bedroom extended semi detached dormer bungalow benefitting from far reaching rural views, ample off road parking and enclosed rear garden.

The property briefly comprises entrance hall, bedroom three, living room, bathroom/w/.c., kitchen, dining room and conservatory. The first floor landing leads to two bedrooms boasting a jack and jill style en suite. Outside to the front, the property is accessed via double gates onto a block paved driveway providing off road parking for several vehicles leading to the single detached garage. There is a low maintenance pebbled garden with planted features to the front. Whilst to the rear is an enclosed garden incorporating lawn and paved patio area.

The property is located within easy reach of a good range of local shops, within walking distance of both the local Dimple Well Infant School and Nursery as well as Ossett Academy schools, also from recreational facilities in the centre of Ossett. Ossett is also well placed for ready access to the motorway network, perfect for those looking to travel further afield.

An early viewing comes highly recommended.

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

## ACCOMMODATION

### ENTRANCE HALL
UPVC double glazed entrance hall, central heating radiator, coving to the ceiling and doors to the living room, kitchen, bathroom and bedroom three.

### BEDROOM THREE
7'10" x 9'9" (2.41m x 2.99m)
UPVC double glazed windows to the front and side.

### LIVING ROOM
16'0" x 11'4" (max) x 9'3" (min) (4.89m x 3.46m (max) x 2.82m (min))
Electric fireplace with marble hearth, surround and ornate mantle. Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

### BATHROOM/W.C.
5'5" x 6'11" (1.66m x 2.12m)
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and bath with shower attachment. UPVC double glazed frosted window to the side and ladder style radiator.

### KITCHEN
9'10" x 8'9" (3.0m x 2.67m)
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and integrated fridge/freezer. An opening through to the dining room, coving to the ceiling and UPVC double glazed window to the rear.

### DINING ROOM
10'5" x 11'2" (3.19m x 3.41m)
Access to an understairs storage cupboard, central heating radiator, UPVC double glazed French doors to the conservatory, coving to the ceiling and stairs to the first floor landing.

### CONSERVATORY
8'10" x 8'3" (2.71m x 2.54m)
Surrounded by UPVC double glazed windows with door to the rear garden.

### FIRST FLOOR LANDING
Access to two bedrooms.

### BEDROOM ONE
17'8" x 15'8" (max) x 8'6" (5.4m x 4.78m (max) x 2.6m)
UPVC double glazed windows to the rear with far reaching views of fields, central heating radiator, spotlights to the ceiling, fitted wardrobes and door to the jack and jill en suite.

### JACK AND JILL EN SUITE/W.C.
8'8" x 7'11" (max) x 6'10" (min) (2.65m x 2.42m (max) x 2.09m (min))
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with electric shower and glass shower screen. Doors to bedroom one and two. Extractor fan, spotlights to the ceiling, central heating radiator, loft access and fully tiled.

### BEDROOM TWO
10'5" x 9'8" (3.19m x 2.95m)
Spotlights to the ceiling, velux skylight and central heating radiator.

### OUTSIDE
To the front of the property the garden is mainly pebbled with planted features incorporating mature trees and shrubs, enclosed by walls with iron fencing and a set of double garden providing access onto a block paved driveway providing off road parking for several vehicles to the single detached garage with timber double doors. The rear garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing and hedging.

### 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.

### 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.