



Broadgate, Ossett WF5 0PU



welcome to

Broadgate, Ossett

Guide price £250,000-£260,000 Welcome to the market a charming one-bedroom true bungalow, ideally suited to those seeking single-storey living in a manageable and well-maintained setting. This home is in a sought after location of Ossett, Wakefield, which is well located with transport links to the

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

11' 8" max x 10' 1" max (3.56m max x 3.07m max)

Kitchen

8' 9" max x 19' 4" max (2.67m max x 5.89m max)

Bedroom 1

10' 6" max x 13' max (3.20m max x 3.96m max)





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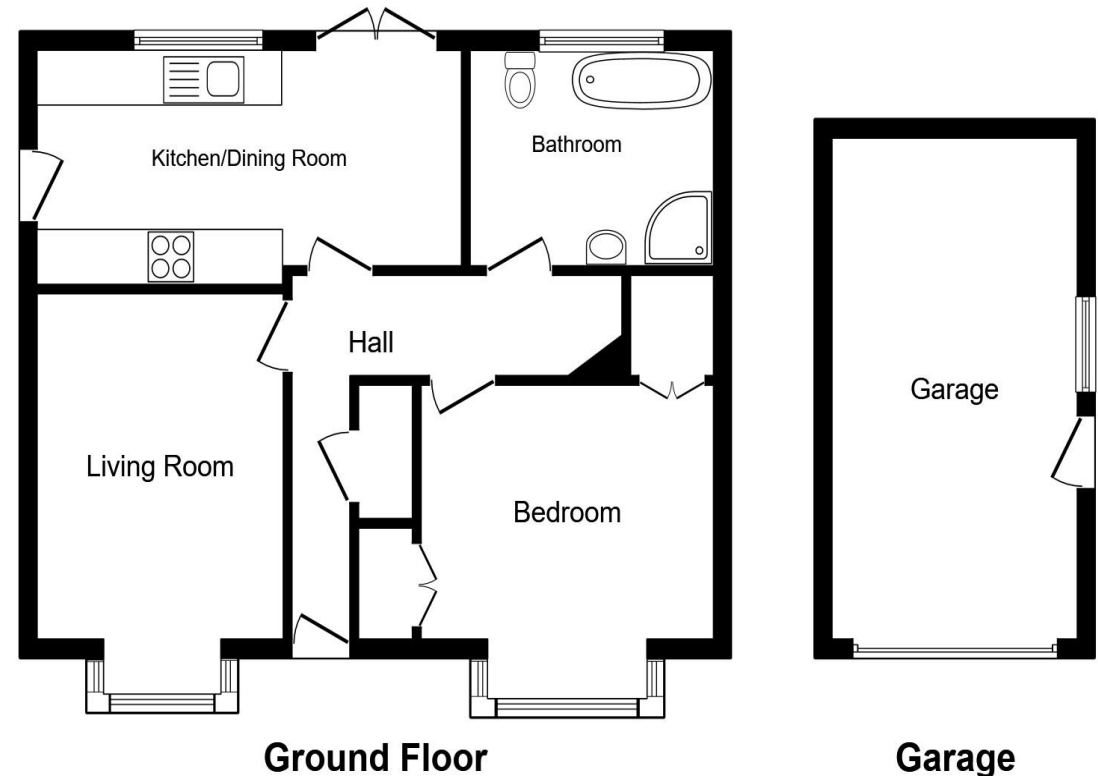
- Guide price £250,000-£260,000
- 1 bedroom true bungalow
- Sought after location of Ossett, Wakefield!
- Ample off street parking and single garage space for ample storage
- Recently built with just one previous owner!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£250,000



Total floor area 70.6 m² (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
WAK128478 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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