

# For Sale

82 Dale Street,  
Ossett  
WF5 0HJ



**Guide price £60,000 - £65,000**  
**Two Bedroom End Terrace House**  
**In Need of Refurbishment**  
**And Modernisation**

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To view this property call  
**01977 724425**

[www.wdh.co.uk](http://www.wdh.co.uk)

Wakefield and District Housing Limited  
Registered in England and Wales – Registered No: 4948519  
Registered Office: Wakefield and District Housing Limited,  
Merefield House, Whistler Drive, Castleford WF10 5HX  
Registered Charity No: 1107623  
Chief Executive: Kevin Dodd

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## Location

The premises are situated within walking distance of Ossett Town Centre. To reach the property, leave Wakefield along Dewsbury Road travel over the M1 motorway and on to the old Wakefield Road. Dale Street can be found on the left hand side.



## Description

An end-terraced house requiring refurbishment and modernisation. The property comprises a living kitchen on the ground floor and two bedrooms and a bathroom on the first floor. The property does not have any outside space included in the title.

## Accommodation

The property has a gross internal area as follows:

	<b>Metre</b>	<b>Feet</b>
Living kitchen	4.43 x 4.43	14ft 5in x 14ft
Bedroom 1	3.97 x 2.82	12ft 8in x 9ft 2in
Bedroom2	2.39 x 2.21	7ft 8in x 7ft 2in

## Council Tax

Band A

## Vat

VAT is not chargeable.

## Terms

Offers are invited for the freehold interest with vacant possession Guide price £60,000 - £65,000

## Legal costs

Each party to be responsible for their own Legal costs in connection with this sale.

## Viewing

Contact 01977 724425 to arrange a viewing of these premises.

## Subject To Contract

### Important Notice:

- (i) The particulars are a general outline only for the guidance of intending purchaser or lessees and do not constitute an offer.
- (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness.
- (iii) None of the building's services or service installations have been tested and are not warranted to be in working order.
- (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT.