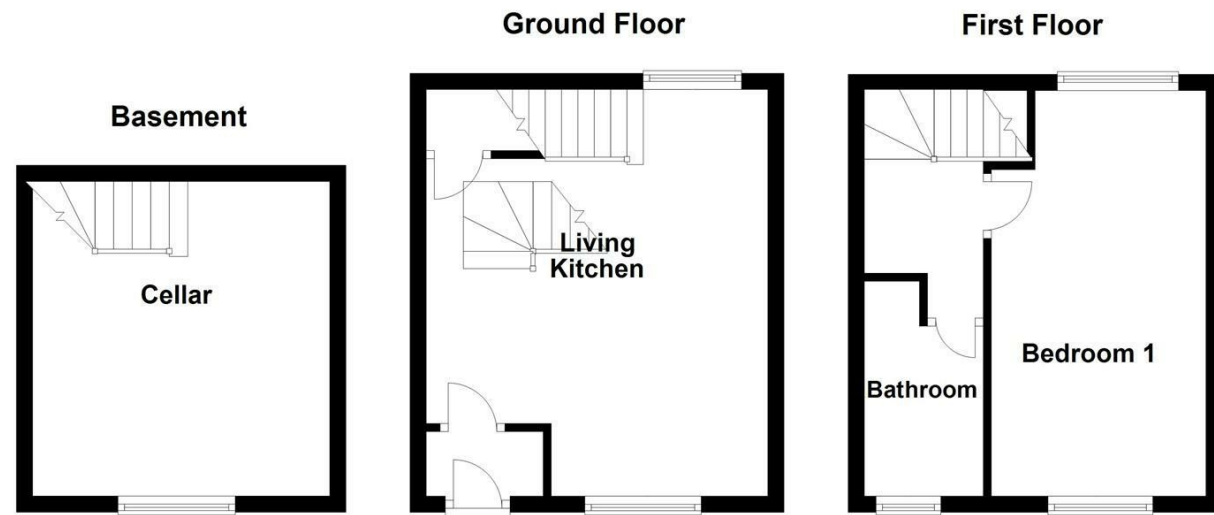




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



5 Dawson Hill Yard, Horbury, Wakefield, WF4 5AQ

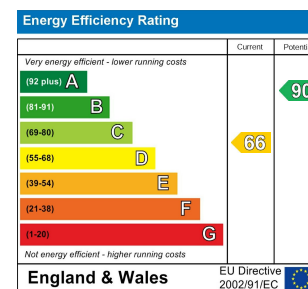
For Sale Freehold Starting Bid £79,000

For sale by Modern Method of Auction; Starting Bid Price £79,000 plus reservation fee. Subject to an undisclosed reserve price. Situated only a short distance from Horbury town centre is this one/two bedroom end terrace property benefitting from cellar which could be used as a second bedroom, open plan living and off road parking.

The property briefly comprises of entrance porch and open plan living kitchen with access down to the cellar which has been renovated and tanked out, which could be used as a bedroom. To the first floor there is a double bedroom and bathroom/w.c. Outside there is off road parking to the front for one vehicle.

Within walking distance to Horbury town centre, the property is ideally located for all local shops and amenities that Horbury has to offer. Whilst also being close to local bus routes for those looking to commute and the M1 motorway is only a short distance away.

Done to a good standard and ready to move into, this property would make a superb first time home or investment and a viewing is highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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.

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



ACCOMMODATION

ENTRANCE PORCH

Door into the living kitchen space with UPVC double glazed frosted window.

LIVING KITCHEN

16'3" x 13'11" [4.97m x 4.25m]

UPVC double glazed windows to the front and rear, central heating radiator. Fitted kitchen with an array of wall and base units, integrated oven and hob, stainless steel sink and drainer. Door leading out to the tanked out cellar and staircase leading to the first floor landing.



CELLAR

12'10" x 12'0" [3.92m x 3.66m]

UPVC double glazed window to the front elevation and central heating radiator. Has been fully renovated and tanked out, could be used for a variety of purposes such as a second bedroom.



FIRST FLOOR LANDING

Access to the bedroom and bathroom/w.c.

BEDROOM ONE

16'5" x 8'11" [5.02m x 2.74m]

UPVC double glazed windows to the front and rear, central heating radiator and built in overstairs storage cupboard.



BATHROOM/W.C.

8'7" x 4'7" [2.63m x 1.42m]

Wood framed double glazed frosted window to the front elevation. Three piece suite comprising wall mounted electric shower over the bath, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and fully tiled walls.



OUTSIDE

There is off street parking for one vehicle to the front of the property.

COUNCIL TAX BAND

The council tax band for this property is A.

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 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.