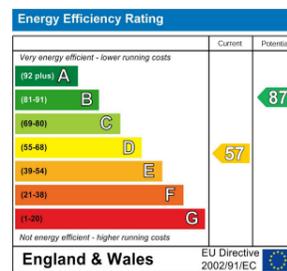
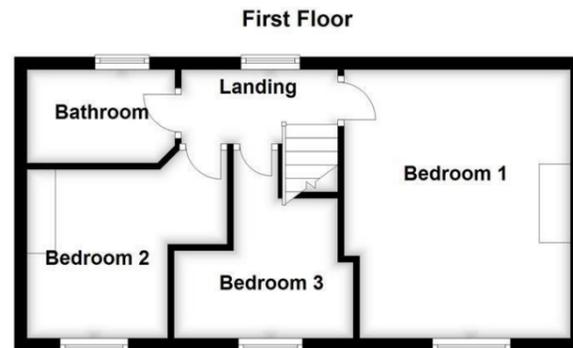
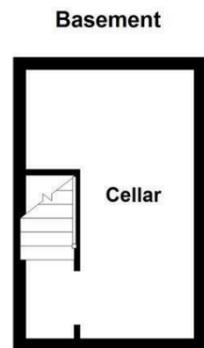
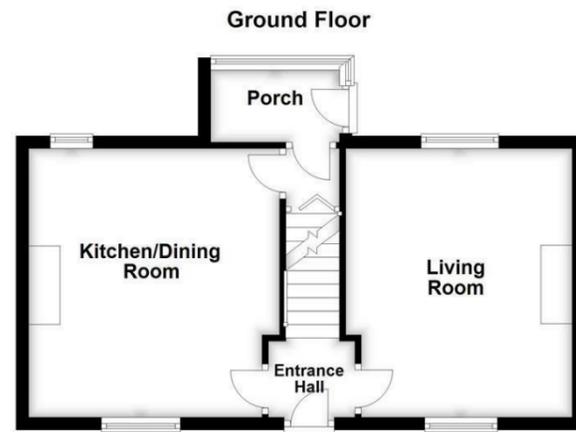




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



3 Wensley Street, Horbury, Wakefield, WF4 6DY

For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after town of Horbury is this three bedroom semi detached property in need of a degree of modernisation, but with great potential and boasting three good size bedrooms, ample reception space and a low maintenance enclosed rear garden.

The accommodation briefly comprises entrance hall, living room, kitchen diner, rear hallway, rear porch currently used as a w.c. and the cellar. To the first floor landing there are three bedrooms and the house bathroom/w.c. Bedroom three has loft access. To the front there is a small buffer garden, mainly paved with resin pathway and mature shrubs. To the rear, the garden is low maintenance and is mainly artificially lawned ideal for families and pets, enclosed by walls and is partitioned into two sections by a timber fence.

This property would make an ideal purchase for a range of buyers looking in the Horbury area, as it is a good size property within walking distance of shops and schools, as well as transport links nearby including a fantastic motorway network and only a full internal inspection will truly show what is to offer.

An early viewing is highly advised to avoid disappointment.

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



ACCOMMODATION

ENTRANCE HALL

Timber framed front door leading into the entrance hall, stairs to the first floor landing, coving to the ceiling, doors to the kitchen diner and living room.

LIVING ROOM

14'0" x 11'10" max x 10'8" min [4.29m x 3.61m max x 3.27m min]
UPVC double glazed window to the rear and to the front enjoying a dual aspect. Central heating radiator. Decorative fireplace with laminate hearth, wooden surround and mantle. Coving to the ceiling.



KITCHEN DINER

14'0" x 13'2" max x 11'8" min [4.28m x 4.02m max x 3.56m min]
UPVC double glazed window to the front and rear, the rear being frosted. Door to a rear hallway, central heating radiator, coving to the ceiling, decorative fireplace with laminate hearth wooden surround and wooden mantle. A range of wall and base units with laminate

work surface over, stainless steel sink and drainer, tiled splashback, space for fridge freezer.



CELLAR

13'11" x 9'11" max x 6'0" min [4.26m x 3.04m max x 1.84m min]
Gas and electric meters, light.

REAR HALLWAY

Coving to the ceiling, set of doors leading to the cellar. Door to the rear porch.

REAR PORCH

6'10" x 3'8" [2.09m x 1.14m]
Partially surrounded by UPVC double glazed windows and UPVC double glazed door to the rear garden. Currently used as an adapted w.c and have a low flush w.c., wall mounted wash basin with mixer tap.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, central heating radiator,

coving to the ceiling, Vaillant combi boiler, doors to the bedrooms and the house bathroom/w.c.

HOUSE BATHROOM/W.C.

14'0" x 11'9" max x 9'10" min [4.27m x 3.6m max x 3.02m min]
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator.

BEDROOM ONE

11'0" x 14'0" max x 11'10" min [3.36m x 4.28m max x 3.61m min]
Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



BEDROOM TWO

9'2" x 8'7" max x 5'6" min [2.81m x 2.63m max x 1.69m min]
Fitted storage cupboard, UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

BEDROOM THREE

8'3" x 9'5" max x 3'8" min [2.53m x 2.89m max x 1.12m min]
Loft access, coving to the ceiling, UPVC double glazed window to the front, central heating radiator.

BATHROOM/W.C.

4'10" x 7'9" max x 7'0" min [1.49m x 2.37m max x 2.14m min]
Frosted UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin with tiled splashback, panelled bath with mixer tap and shower head attachment, shower screen, partial tiling.



OUTSIDE

To the front of the property there is a small buffer garden, which is mainly paved with a resin pathway to the front entrance door with mature shrubs throughout, enclosed by walls and iron fencing. To the rear, there is a low maintenance garden which has been split into

two. The garden is mainly artificially lawned ideal for families and pets. Enclosed by walls and hedging with an iron gate to the side of the property, which leads over the next door's neighbour's for bin access. There is on street permit parking with the property for up to two vehicles per property.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Horbury office and they will be pleased to arrange a suitable appointment.

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.