



WAKEFIELD  
01924 291 294

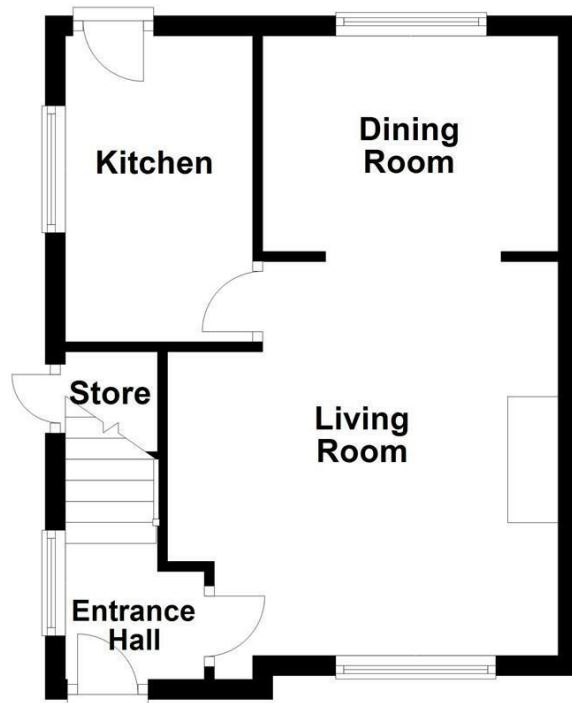
OSSETT  
01924 266 555

HORBURY  
01924 260 022

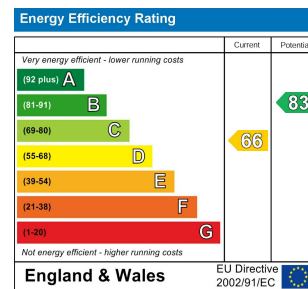
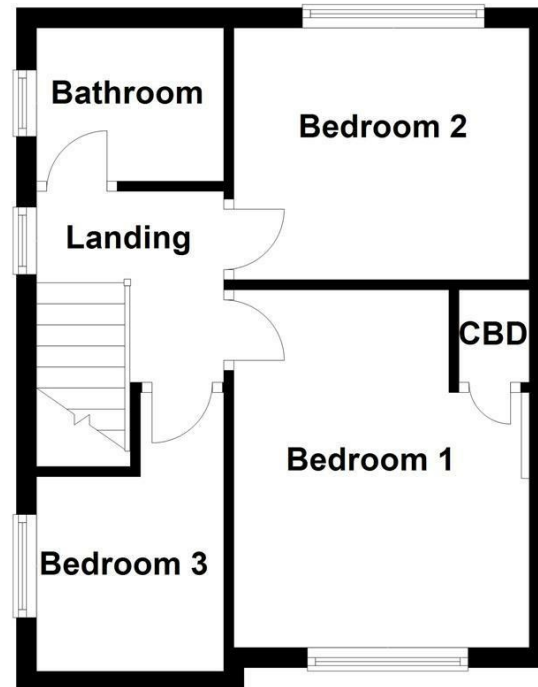
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### 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.



## 7 Hall Cliffe Crescent, Horbury, Wakefield, WF4 6DF

### For Sale By Modern Method Of Auction Freehold Starting Bid £140,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after area of Horbury is this three bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a tiered garden, mainly laid to lawn and a paved driveway providing off road parking for several vehicles. The rear garden is tiered incorporating a paved patio area and pebbled and planted features, enclosed by walls and timber fencing.

The property is well placed for local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network ideal for the commuter wishing to work or travel further afield.

Simply a fantastic family home and an early viewing comes highly recommended to avoid disappointment.

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



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#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, UPVC double glazed frosted window to the side, stairs to the first floor landing, door to the living room and coving to the ceiling.

##### LIVING ROOM

12'8" x 13'7" (max) x 4'7" (min) [3.87m x 4.15m (max) x 1.4m (min)]

An opening into the dining room, door to the kitchen, UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fireplace with marble hearth and wooden mantle.



##### DINING ROOM

7'0" x 9'1" (2.15m x 2.78m)

Coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.



##### KITCHEN

10'10" x 6'7" (3.31m x 2.01m)

UPVC double glazed window to the side, central heating radiator and timber framed stable door leading to the rear. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood above. Space and plumbing for a washing machine, under counter fridge and freezer and the Ideal combi boiler is housed in here.

##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, central heating radiator, coving to the ceiling and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

11'7" x 9'7" (max) x 7'1" (min) [3.55m x 2.94m (max) x 2.17m (min)]

UPVC double glazed window to the front, central heating radiator and access to a storage cupboard.



##### BEDROOM TWO

9'1" x 9'7" (2.77m x 2.94m)

UPVC double glazed window to the rear and central heating radiator.



##### BEDROOM THREE

6'2" x 9'3" (max) x 6'3" (min) [1.9m x 2.84m (max) x 1.92m (min)]

Central heating radiator, loft access and UPVC double glazed window to the side.

##### BATHROOM/W.C.

6'2" x 5'5" (1.9m x 1.67m)

Fully tiled, extractor fan, UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment.



##### OUTSIDE

To the front of the property there is a tiered garden which is mainly laid to lawn with planted bed borders and planted features with a paved driveway to the side providing off road parking for several vehicles. The rear garden is tiered incorporating a paved patio area, perfect for outdoor dining and entertaining with pebbled and planted features, surrounded by timber fencing and walls.



##### 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 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.