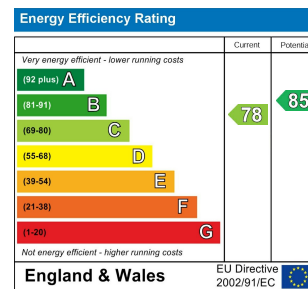


## Second Floor



### 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 339572,

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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 12 Westgate Central, Westgate, Wakefield, WF1 1EW

For Sale By Modern Method Of Auction Leasehold Starting Bid £50,000

For sale by Modern Method of Auction; Starting Bid Price £60,000 plus reservation fee. Subject to an undisclosed reserve price. An ideal investment opportunity with tenant in situ, no upward chain. An attractive two bedroom second floor apartment, situated in the heart of Wakefield city centre with excellent access to Westgate Train Station.

With UPVC double glazing throughout, the accommodation briefly comprises; communal entrance lobby with intercom access, entrance hall with utility cupboard, spacious open plan lounge/diner/kitchen with Juliet balcony, two double bedrooms and bathroom/w.c with a modern white suite. Outside, there is one allocated parking space and a communal paved seating area.

Situated within walking distance to a range of city centre amenities, local bus routes and Westgate Train Station. Junction 40 of the M1 motorway is within easy reach, ideal for the commuter wishing to work or travel further afield.

An internal inspection comes highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY

Secure intercom access door and staircase to the second floor.

### ENTRANCE HALL

Wall mounted electric storage heater, inset spotlights to the ceiling and utility cupboard with plumbing for a washing machine. Doors to the open plan lounge/diner/kitchen, two bedrooms and bathroom/w.c.

### LOUNGE/DINER/KITCHEN

23'4" x 11'8" (7.12m x 3.56m)

UPVC double glazed French doors opening onto a Juliet balcony, further UPVC double glazed window, inset spotlights to the ceiling, coving to the ceiling, two wall mounted electric storage heaters and intercom phone. The kitchen area comprises a range of modern wall and base units with laminate work surface and tiled splash back. 1.5 stainless steel sink and drainer, integrated oven and grill with four ring electric hob and cooker hood above, integrated fridge/freezer and integrated dishwasher.



### BEDROOM ONE

12'11" x 9'11" (3.94m x 3.03m)

UPVC double glazed window and wall mounted electric storage heater.



### BEDROOM TWO

12'11" x 8'10" max (3.94m x 2.70m max)

UPVC double glazed window and wall mounted electric storage heater.



### BATHROOM/W.C.

5'10" x 6'10" (1.78m x 2.10m)

Three piece modern white suite comprising panelled bath with mixer shower over, wall mounted wash basin and low flush w.c. Fully tiled walls and floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window.



### OUTSIDE

One allocated space in the communal car park. Communal paved seating area.

### COUNCIL TAX BAND

The council tax band for this property is B.

### LEASEHOLD

The service charge is £2806 [pa] and ground rent £275 [pa]. The remaining term of the lease is 119 years [2022]. A copy of the lease is held on our file at the Wakefield office.

### PLEASE NOTE

The property is currently tenanted until November 2024.

### EPC RATING

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

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.