



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**28 Henry Avenue, Havercroft, Wakefield, WF4 2AS**  
**For Sale By Modern Method Of Auction Starting Bid £150,000**

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price.

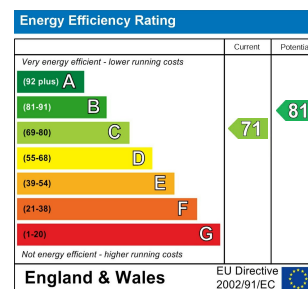
Deceptive from the main roadside is this attractive and well presented three bedroom semi detached home over three levels and having being extended to the rear benefiting UPVC double glazing and gas central heating.

The accommodation comprises to the ground floor of open plan kitchen/dining/sitting room and living room. To the first floor there are three bedrooms and family bathroom/w.c. To the second floor there is a loft room with it's an en suite bathroom/w.c. Externally to the front there is driveway parking for several cars and easy to maintain spacious lawn with brick outhouse to the rear.

Situated within Havercroft the property is well placed for local amenities including shops and schools with local bus routes nearby.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

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



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 or 07776458351,  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



#### ACCOMMODATION

##### ENTRANCE HALL

Under stairs storage cupboard, UPVC double glazed window to the front elevation, gas central heating radiator, door leading through to the kitchen/diner and stairs to the first floor.

##### KITCHEN/DINING/SITTING ROOM

235' max x 231' [7.14m max x 7.04m]

Fitted kitchen with an array of wall and base units for storage with central island, extra storage, integrated gas hob, integrated double oven and integrated microwave. Space for a washing machine and dryer, 1.5 stainless steel sink and drainer unit, black laminate tops, space for a fridge/freezer, spotlights to the ceiling and two gas central heating radiators. Two UPVC double glazed windows to the side elevation, UPVC double glazed sliding doors to the rear and two Velux windows to the rear.



##### LIVING ROOM

199' x 94' x extending to 151' [6.03m x 2.87m x extending to 4.61m]

UPVC double glazed window to the front elevation, two gas central heating radiators and UPVC double glazed French doors leading to the dining/sitting room. Open fireplace with log burner.



##### FIRST FLOOR LANDING

Access to three bedrooms and family bathroom/w.c. Staircase leading to the second floor.

##### BEDROOM ONE

138' x 911' [4.17m x 3.03m]

UPVC double glazed window to the front elevation, gas central heating radiator, wood flooring and original open fireplace.



##### BEDROOM TWO

95' x 138' [2.89m x 4.17m]

UPVC double glazed window to the rear elevation, gas central heating radiator and wood flooring.

##### BEDROOM THREE

140' max x 99' [4.27m max x 2.99m]

UPVC double glazed window to the side, gas central heating radiator and wood flooring.

##### BATHROOM/W.C.

66' x 67' [2.00m x 2.01m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising inset shower over the bath, floating wash hand basin unit with mixer tap, low flush w.c., spotlights to the ceiling and chrome style ladder radiator.



##### SECOND FLOOR LANDING

Access to loft room with an open plan en suite bathroom/w.c.

##### LOFT ROOM

236' x 138' [7.17m x 4.18m]

UPVC double glazed window to the rear elevation, gas central heating radiator and an opening to the en suite bathroom/w.c.



##### EN SUITE BATHROOM/W.C.

511' x 611' [1.82m x 2.13m]

Three piece suite comprising UPVC double glazed frosted window to the rear elevation, gas central heating radiator. Three piece suite comprising wall mounted shower over the bath, low flush w.c., wash hand basin with mixer tap and partially tiled walls.

##### OUTSIDE

To the front of the property there is driveway parking with ample space for three cars. To the rear, a spacious lawn with wood fencing surrounding, brick outhouse for storage and beautiful outreaching countryside views.



##### PLEASE NOTE

Please note: the loft room has not been passed off as a bedroom, in addition, the sitting/dining room extension also has not been passed off by building control, therefore all buyers should seek further advise before viewing.

##### 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.

##### 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 Wakefield 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.