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46 Ashdene Drive, Crofton, Wakefield, WF4 1PJ

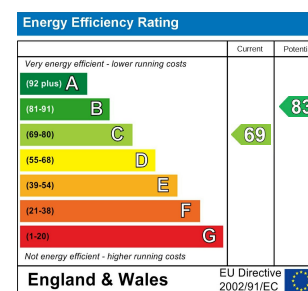
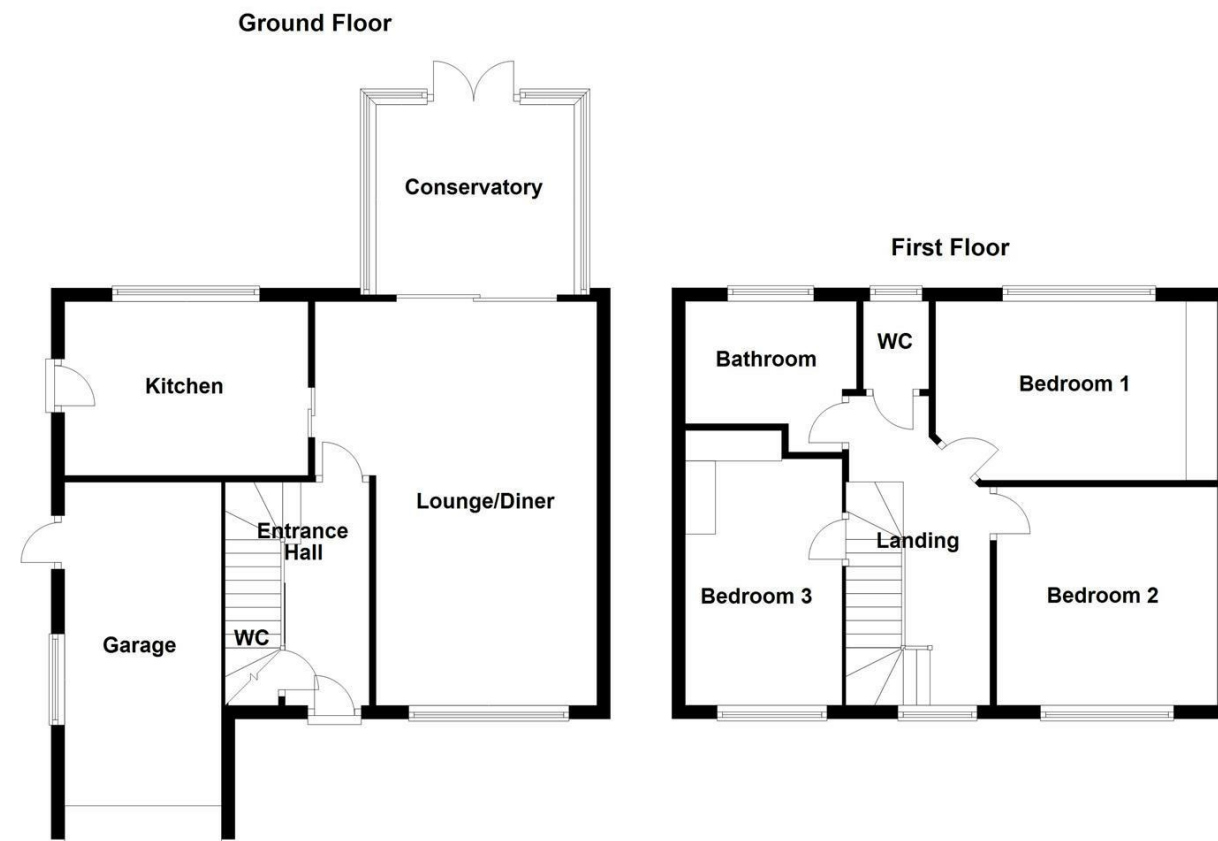
For Sale By Modern Method Of Auction Freehold Starting Bid £240,000

For sale by Modern Method of Auction; Starting Bid Price £240,000 plus reservation fee. Subject to an undisclosed reserve price. A superb opportunity to purchase this three double bedroom detached family home benefitting from spacious conservatory, tarmac driveway leading to the single garage and front and rear lawned gardens.

The property briefly comprises of entrance hall, downstairs w.c., lounge/diner, conservatory and kitchen. The first floor landing leads to three bedrooms, three piece house bathroom and separate w.c. Outside to the front is a tarmac driveway leading to the single integral garage and lawned garden. A cast iron gate provides access onto a paved pathway leading down the side of the property to a paved patio area, perfect for al fresco dining. Within the rear garden is an attractive lawned garden with greenhouse and shed enclosed by timber panelled surround fences.

The property is situated within the sought after village of Crofton, close to local amenities and schools with main bus routes running to and from Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended. 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

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,

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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.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall. Central heating radiator, staircase to the first floor landing and doors providing access to the downstairs w.c. and lounge/diner.

W.C.

Partially tiled walls, low flush w.c. and wall hung wash basin with chrome mixer tap.

LOUNGE/DINER

13'10" [max] x 10'10" [min] x 19'11" [4.23m [max] x 3.31m [min] x 6.08m]

Coving to the ceiling, two ceiling roses, ceiling fan, UPVC double glazed window overlooking the front aspect and living flame effect gas fire on a marble hearth with marble matching interior and surround. Two central heating radiators, sliding door into the kitchen and a set of UPVC double glazed sliding patio doors leading into the conservatory.



CONSERVATORY

9'3" x 9'9" [2.84m x 2.98m]

UPVC double glazed windows on three sides, two central heating radiators and a set of UPVC double glazed French doors leading out to the rear garden.



KITCHEN

11'11" x 8'7" [3.65m x 2.64m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing and drainage for a washing machine, space for a fridge and freezer. Contemporary white radiator, UPVC double glazed door to the side aspect and UPVC double glazed window to the rear aspect. Door providing access into a built in pantry cupboard.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, loft access, coving to the ceiling and doors to three bedrooms, house bathroom and separate w.c.

BEDROOM ONE

11'11" x 9'0" up to fitted wardrobes [3.64m x 2.75m up to fitted wardrobes]

Ceiling fan, UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes to one wall.



BEDROOM TWO

10'10" x 10'9" [3.31m x 3.28m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

12'4" x 7'8" [3.76m x 2.35m]

UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes and desk with fitted drawers.

W.C.

Low flush w.c., half tiled walls and UPVC double glazed frosted window to the rear elevation.

BATHROOM

8'5" x 6'0" [min] x 7'4" [max] [2.59m x 1.85m [min] x 2.25m [max]]

Three piece suite comprising panelled bath with two taps, pedestal wash basin with two taps and curved corner shower cubicle with double glass doors, mixer shower and rain shower head and shower head attachment. Half tiled walls, chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights to the ceiling and wall mounted extractor fan.



OUTSIDE

To the front of the property is an attractive lawned front garden with tarmacadam driveway leading to the integral single garage with roller door. A cast iron gate provides access down a paved pathway to the left hand side of the property, leading under a covered porch with light leading to a paved patio area, perfect for entertaining and dining purposes and a larger than average attractive lawned rear garden with planted borders, greenhouse and low maintenance pebbled edges surrounding, as well as timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is D.

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.

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.