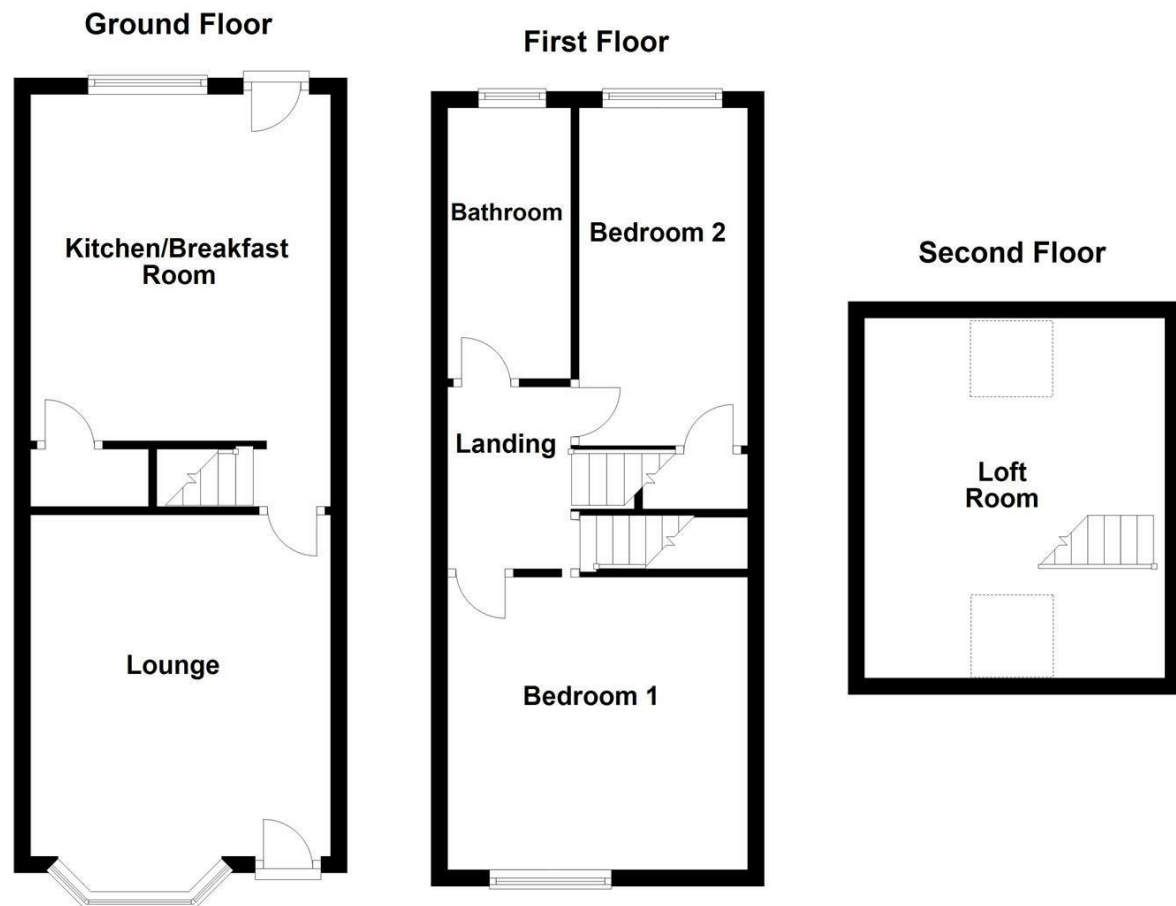




WAKEFIELD | **OSSETT** | **HORBURY**
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591 Denby Dale Road, Calder Grove, Wakefield, WF4 3DA

For Sale By Modern Method Of Auction Freehold Starting Bid £130,000

For sale by Modern Method of Auction; Starting Bid Price £130,000 plus reservation fee. Subject to an undisclosed reserve price.

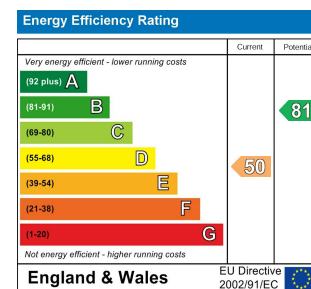
Deceptive from the main roadside is this spacious two bedroom mature end terrace property benefitting from good sized loft room, which could be used for a variety of purposes, UPVC double glazing and gas central heating.

The property fully comprises of lounge, inner hallway with archway into the kitchen/breakfast room with door down to the cellar. Stairs to the first floor landing lead to two bedrooms and contemporary bathroom/w.c. and door with steps leading to the loft room, which could be used for a variety of purposes. Outside, low maintenance flagged gardens to the front and rear. There is a detached outbuilding, shed and off street parking for one vehicle to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. Located nearby to local amenities including Blacker Hall Farm, ASDA superstore and Pugneys Water Park. For those wishing to commute further afield the M1 motorway can be accessed via Junction 39.

An ideal home for the first time buyer, couple or small family looking to gain access to the property market. Offered for sale with no chain and vacant possession upon completion and a viewing is 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*

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 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.



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ACCOMMODATION

LOUNGE

12'1" x 15'1" [3.69m x 4.61m]

Composite entrance door into the lounge. UPVC double glazed walk in bay window to the front, radiator, coving to the ceiling, laminate floor and multi fuel burner. Door into the inner hallway.



HALLWAY

Stairs to the first floor landing and archway leading into the kitchen.

KITCHEN/BREAKFAST ROOM

13'10" x 12'0" [4.22m x 3.68m]

Range of wall and base units with solid wood block work surface over incorporating Belfast sink with mixer tap, space for a dishwasher, plumbing for a washing machine, space for a fridge and freezer. Composite door and UPVC double glazed window to the rear. Coving to the ceiling, radiator and breakfast island bar with solid wood block work surface over the base units. Door leading down to the cellar which could be used for a variety of purposes.



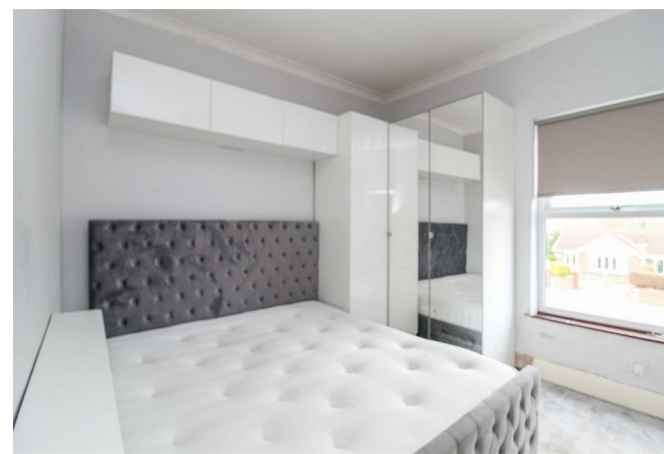
FIRST FLOOR LANDING

Coving to the ceiling, doors to two bedrooms, bathroom and door with stairs leading to the loft room.

BEDROOM ONE

10'4" x 11'3" [3.17m x 3.44m]

UPVC double glazed window to the front, radiator and fitted wardrobes.



BEDROOM TWO

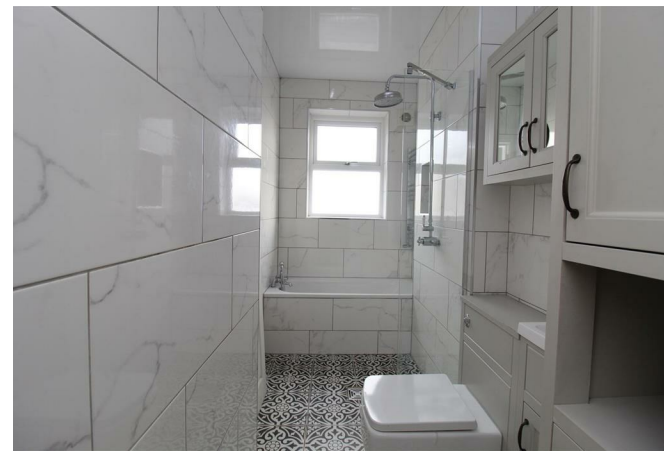
13'10" x 6'8" [4.23m x 2.05m]

UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

10'5" x 4'1" [min] x 4'9" [max] [3.20m x 1.25m [min] x 1.46m [max]]

Concealed low flush w.c., wash basin, tiled bath with mixer shower, fully tiled walls and floor. Heated chrome towel radiator and UPVC double glazed frosted window to the rear.



LOFT ROOM

15'11" x 11'2" [4.86m x 3.42m]

Could be used for a variety of purposes. Bespoke fitted wardrobes and bedroom furniture and timber framed double glazed velux windows.



OUTSIDE

There are low maintenance flagged gardens to the front and rear. There is a detached outbuilding, shed and off street parking for one vehicle to the rear.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

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.