



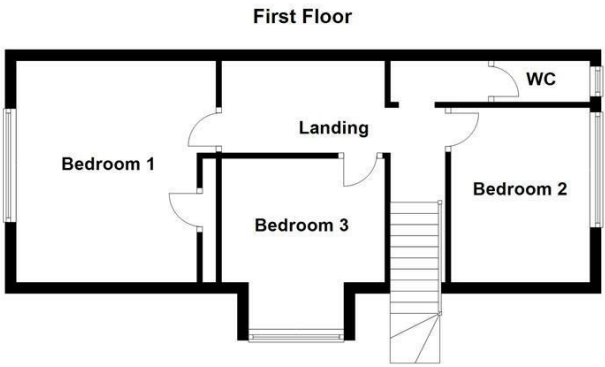
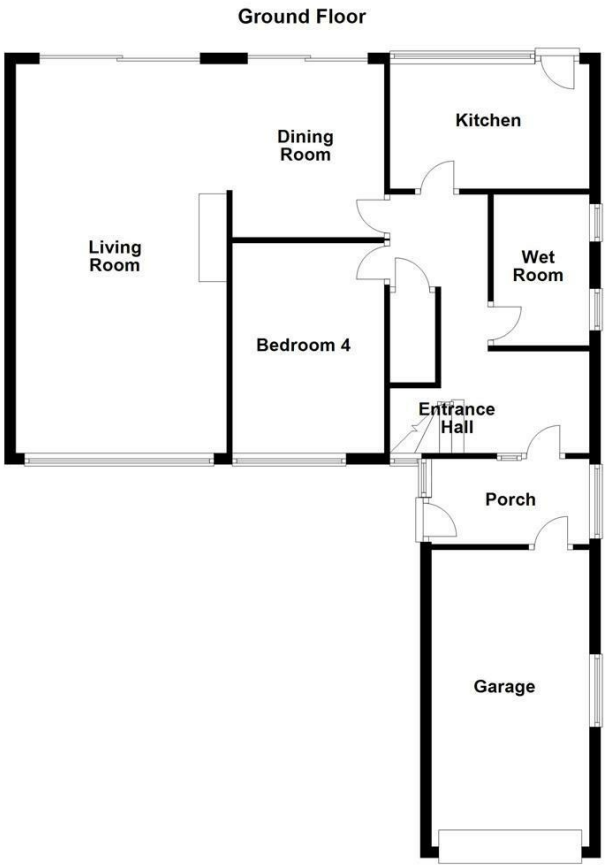
WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

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01977 798 844



**6 Pinders Grove, Pinders Heath, Wakefield, WF1 4AH**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £250,000**

For sale by Modern Method of Auction; Starting Bid Price £280,000 plus reservation fee. Subject to an undisclosed reserve price.

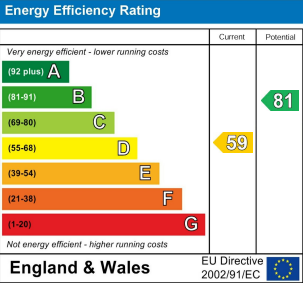
Enjoying a cul-de-sac location close to Pinderfields Hospital is this four double bedroom detached house benefiting from spacious living room with separate dining room, off road parking, integral garage and enclosed rear garden.

With UPVC double glazing and gas central heating, the property fully comprises of entrance porch, entrance hall, wet room/w.c., kitchen, dining area with spacious living room and bedroom four. To the first floor landing leads to three further bedrooms and w.c. Outside to the front of the property is a tarmac driveway providing off road parking leading to the single integral garage and lawned garden. Pebbled pathways to either side lead through timber gates accessing the rear garden. The rear garden incorporates a paved patio area, perfect for alfresco dining overlooking a built in water feature pond, an attractive rear garden and greenhouse with mature bushes bordering and enclosed by timber panelled surround fences.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Wakefield city centre itself and within walking distance of Pinderfields Hospital. Also conveniently placed for Kirkgate and Westgate train stations. The motorway network is only a short drive away for those wishing to commute further afield.

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,  
 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.



#### ACCOMMODATION

##### ENTRANCE PORCH

50' x 9'1" (1.53m x 2.79m)

UPVC double glazed frosted windows to the side of the entrance door and timber door leading to the integral garage. Fully tiled floor, UPVC double glazed door leading into the entrance hall with UPVC double glazed frosted door with sunlight above.

##### GARAGE

178' x 95' (5.40m x 2.88m)

Electric up and over too the front, timber single glazed frosted window to the side, space for a dryer and power and light.

##### ENTRANCE HALL

Central heating radiator, staircase to the first floor landing, coving to the ceiling and doors to the wet room, kitchen, dining room, bedroom four and understairs storage cupboard.

##### WET ROOM/W.C.

54' x 8'11" (1.63m x 2.72m)

Three piece suite comprising pedestal wash basin with two taps, low flush w.c. and electric shower with wet room floor. Fully tiled walls, two UPVC double glazed frosted windows to the side aspect, inset spotlights to the ceiling and central heating radiator.



##### KITCHEN

73' x 11'1" (2.22m x 3.64m)

Range of wall and base units with laminate work surface over and laminate upstanding above, 1 1/2 sink and drainer with mixer tap, space for a freestanding fridge/freezer, plumbing and drainage for a washing machine, space for a cooker with cooker hood over. UPVC double glazed window and door to the rear aspect. Partial coving to the ceiling, laminate flooring, serving hatch through to the dining room and central heating radiator.

##### BEDROOM FOUR

8'11" x 12'6" (2.74m x 3.83m)

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

##### DINING ROOM

9'11" x 10'4" (3.04m x 3.15m)

Serving hatch to the kitchen, central heating radiator, coving to the ceiling, a set of aluminium double glazed sliding doors leading into the rear garden and a feature archway leading into the living room.



##### LIVING ROOM

11'5" x 23'2" (3.48m x 7.07m)

Coving to the ceiling, a set of sliding double glazed aluminium doors leading into the rear garden, tiled hearth with decorative stone chimney breast and solid wooden mantle above. UPVC double glazed window to the front aspect and central heating radiator.



##### FIRST FLOOR LANDING

Doors to three bedrooms and the w.c. A set of double doors providing access into the eaves.

##### W.C.

5'9" x 3'0" (1.76m x 0.92m)

Low flush w.c., wall hung wash basin with two taps and tiled splash back. UPVC double glazed frosted window overlooking the side elevation and strip lighting within.

##### BEDROOM ONE

12'2" x 13'4" (3.71m x 4.07m)

Wall mounted gas heater and UPVC double glazed window overlooking the side elevation. Small door into a storage cupboard.



##### BEDROOM TWO

8'4" x 10'0" (2.56m x 3.07m)

UPVC double glazed window overlooking the side elevation and wall mounted gas heater.



##### BEDROOM THREE

10'0" (max) x 7'6" (min) x 9'0" (3.06m (max) x 2.31m (min) x 2.75m)

UPVC double glazed window overlooking the front elevation.

#### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking with a pleasant lawned garden and paved pathway leading to the front door. Two pathways leads through timber gates accessing the rear garden. Within the rear garden there's a paved patio area with water feature pond with a pleasant lawned rear garden, greenhouse with mature bushes bordering and timber panelled surround fences on all three sides.



#### COUNCIL TAX BAND

The council tax band for this property is D.

#### 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.