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## 16 Newton Avenue, Wakefield, WF1 2PX

### For Sale By Modern Method Of Auction Freehold Starting Bid £100,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

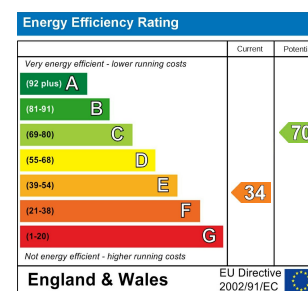
Situated in Newton Hill is this three bedroom end terrace property in need of a degree of modernisation however offering plenty of potential benefitting from new entrance door and various recently replaced windows, this home boasts well proportioned accommodation and an attractive rear garden.

The property briefly comprises of the entrance vestibule, entrance hall, living room, dining room with access down to the cellar and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a small buffer garden with iron gates leading to a concrete pathway leading to the front door. To the rear is a lawned garden with planted bed borders, mature trees, space for a shed and concrete patio area, perfect for outdoor dining and entertaining.

The property is ideally located for all local shops and amenities and is extremely convenient for daily travel to Wakefield and Leeds via the motorway network, at the M1 and the M62.

Only a full internal inspection will reveal the potential on offer at this 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\*

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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

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#### CONVEYANCING

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## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door, coving to the ceiling and further door leading to the entrance hall.

### ENTRANCE HALL

Coving to the ceiling, wall mounted storage heater, doors to the living room and dining room. Stairs to the first floor landing.

### LIVING ROOM

12'4" x 12'4" [max] x 11'1" [min] [3.76m x 3.77m [max] x 3.38m [min]]

UPVC double glazed window to the front, coving to the ceiling and gas fireplace with concrete hearth.

### DINING ROOM

13'3" x 15'11" [max] x 14'4" [min] [4.04m x 4.86m [max] x 4.37m [min]]

UPVC double glazed window to the rear, coving to the ceiling and gas fireplace with tiled hearth, surround and mantle. Fitted storage cupboard and door with access down to the cellar. Door to the kitchen.



### CELLAR

9'9" x 12'4" [max] x 4'8" [min] [2.99m x 3.77m [max] x 1.44m [min]]

Timber framed single pane window to the front, timber door to a further store and light within.

### KITCHEN

9'8" x 5'6" [2.96m x 1.69m]

UPVC double glazed window and timber framed stable door with stained glass pane leading to the rear garden. Range of base units with laminate work surface over and tiled splash back, stainless steel sink and drainer, space and plumbing for a gas cooker, space for a washing machine and the combi boiler is housed in here.



### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

13'4" x 10'3" [max] x 9'0" [min] [4.07m x 3.13m [max] x 2.75m [min]]

UPVC double glazed window to the rear and door to an overstairs storage cupboard with loft access.



### BEDROOM TWO

12'4" x 8'1" [3.76m x 2.48m]

UPVC double glazed window to the front and wall mounted storage heater.



### BEDROOM THREE

8'9" x 7'4" [max] x 6'2" [min] [2.67m x 2.24m [max] x 1.89m [min]]

UPVC double glazed window to the front.



### BATHROOM/W.C.

8'6" x 5'2" [max] x 4'0" [min] [2.61m x 1.59m [max] x 1.22m [min]]

UPVC double glazed frosted window to the rear, fitted storage cupboards, low flush w.c., pedestal wash basin, panelled bath and partially tiled.



### OUTSIDE

To the front of the property is a small pebbled and planted buffer garden. An iron gate provides access onto a concrete pathway to the front door. To the rear there is access through the neighbours garden leading to a lawned garden with planted bed border, mature trees with space for a shed and concrete patio area, perfect for outdoor dining and entertaining. Beyond the garden is allotments.

### 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.