



WAKEFIELD | **OSSETT** | **HORBURY**
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33 Gateways, Wakefield, WF1 2LZ

For Sale By Modern Method Of Auction Freehold Starting Bid £160,000

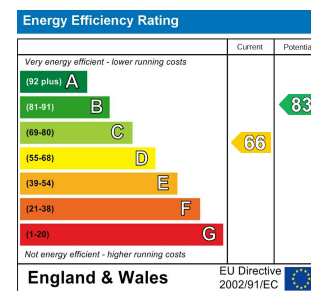
For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Occupying a cul-de-sac location is this well presented four bedroom end terrace property benefitting from detached garage and low maintenance front and rear gardens.

The property briefly comprises of the entrance hall, inner hallway leading to the living room, kitchen/diner, utility room and w.c. The first floor landing leads to four bedrooms and family bathroom/w.c. Externally there are low maintenance flagged gardens to the front and rear with off street parking and a detached garage to the side of the property.

The property is ideally located for all local shops and amenities, is within walking distance to primary and secondary schools. There are local bus routes running to and from Wakefield city centre as well as being close to the train station. The motorway network is nearby, perfect for those looking to commute further afield.

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



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.

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



ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door, UPVC double glazed windows to the front and side elevation and leads to the inner hallway.

HALLWAY

Central heating radiator and staircase to the first floor landing. Door through to the living room.

LIVING ROOM

21'7" x 11'3" (max) [6.59m x 3.45m (max)]

UPVC double glazed windows to the front and side elevation, feature fireplace with surround, built in downstairs storage cupboard, central heating radiator and door to the kitchen. Side door to the utility.



UTILITY

6'2" x 6'1" [1.89m x 1.87m]

Wall units for storage, plumbing for a washing machine and dryer. Door through to the w.c.

W.C.

2'11" x 6'3" [0.9m x 1.92m]

Two piece suite comprising low flush w.c. and wash hand basin with partial tiled splash back. Shaver socket point.

KITCHEN

14'7" x 13'8" [4.45m x 4.17m]

Fitted kitchen with an array of wall and base units with laminate work tops, integrated double oven, integrated gas hob with cooker hood, space for a fridge/freezer, integrated dishwasher, stainless steel sink and drainer unit with mixer tap and partial tiled splash back. UPVC double glazed window to the rear and side elevation with rear UPVC door. Central heating radiator.



FIRST FLOOR LANDING

Doors to four bedrooms and family bathroom.

BEDROOM ONE

13'8" x 11'6" [4.17m x 3.51m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

10'7" x 10'8" [3.23m x 3.27m]

UPVC double glazed window to the side elevation and central heating radiator.



BEDROOM THREE

10'7" x 8'3" [3.25m x 2.54m]

UPVC double glazed window to the front elevation, laminate wood effect flooring and central heating radiator.

BEDROOM FOUR

6'8" x 7'1" [2.04m x 2.16m]

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

BATHROOM/W.C.

10'8" x 5'4" [3.26m x 1.63m]

UPVC double glazed frosted window to the rear elevation. Four piece suite comprising corner shower cubicle with glass door, white bath suite, wash hand basin and low flush w.c. Partially tiled walls and central heating radiator.



OUTSIDE

To the front of the property is a low maintenance flagged yard. To the side of the property is a detached garage for storage and off street parking by the property for one-two cars. To the rear is a low maintenance flagged garden.



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 Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.