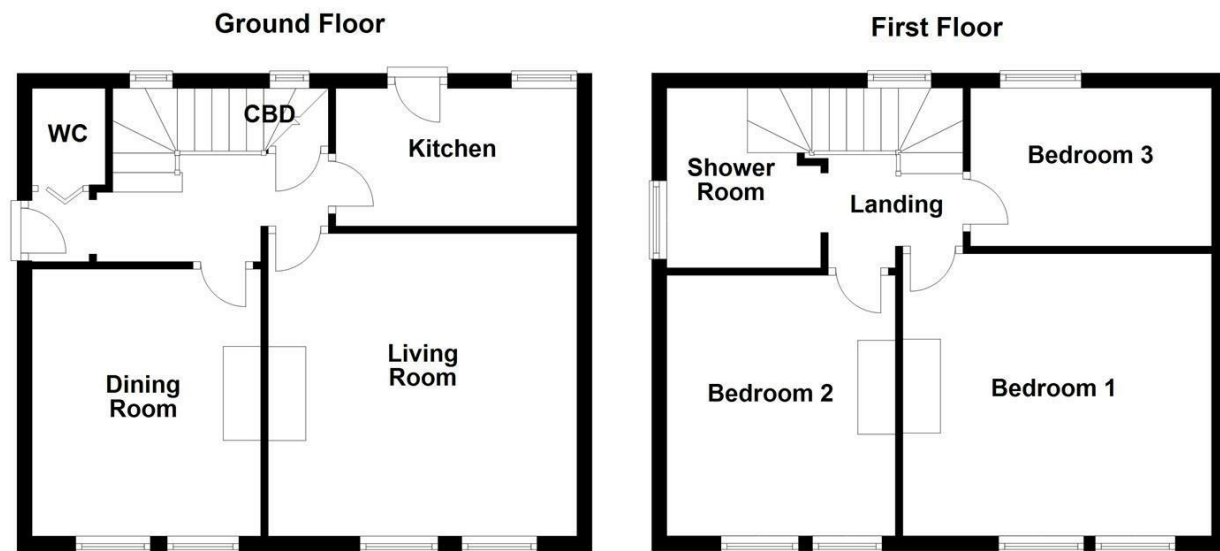




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**29 Manor Haigh Road, Wakefield, WF2 8SF**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £90,000**

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

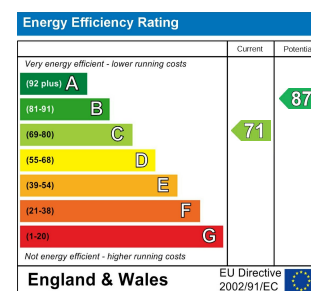
A semi detached house with three double bedrooms, modern shower room/w.c., two large reception rooms and a downstairs w.c. The property has front and rear gardens, as well as gas central heating and available with no chain involved.

The accommodation comprises entrance hall, downstairs w.c., spacious living room, separate dining room, kitchen, first floor landing, three double bedrooms and a modern shower room with Porcelain tiled floor. Outside there are lawned gardens to the front and rear.

Located in Lupset, close to amenities such as shops and schools. Local bus routes travel to Horbury, Ossett and Wakefield on a regular basis. For those commuting further afield the M1 is only a short distance away.

An internal viewing is recommended at your earliest convenience.

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 HALL

Composite side entrance door, staircase leading to the first floor landing, UPVC single glazed window to the rear, timber bi-folding door into the w.c., central heating radiator, doors to the living room, kitchen and dining room.

### W.C.

4'2" x 3'1" (1.29m x 0.95m)

Tiled walls, tiled floor, wall hung wash basin with two taps, low flush w.c., wall mounted extractor fan.

### DINING ROOM

11'8" x 10'0" (3.57m x 3.05m)

Two UPVC single glazed windows to the front, UPVC single glazed window to the side and central heating radiator.



### LIVING ROOM

12'5" x 13'6" (3.79m x 4.13m)

Two UPVC single glazed windows to the front, central heating radiator.

### KITCHEN

10'5" x 6'11" (3.18m x 2.13m)

A range of wall and base units with laminate work surface over, tiled splashback above, sink and drainer with mixer tap, plumbing and drainage for washing machine, space for fridge freezer, integrated twin oven and grill with five ring gas hob, combi condensing boiler (housed), UPVC single glazed window to the rear, composite door leading out to the rear garden. Understairs storage with UPVC single glazed frosted window to the rear, light and shelving.



### FIRST FLOOR LANDING

UPVC single glazed window to the rear elevation, loft access, doors to the bedrooms and shower room/w.c.

### BEDROOM ONE

12'4" x 13'6" (3.78m x 4.12m)

Two UPVC single glazed windows to the front, central heating radiator.



### BEDROOM TWO

10'0" x 11'8" (3.05m x 3.56m)

Two UPVC single glazed windows to the front, central heating radiator.



### BEDROOM THREE

10'5" x 7'0" (3.18m x 2.15m)

UPVC single glazed window to the rear, central heating radiator.

### HOUSE SHOWER ROOM/W.C.

7'8" x 6'9" max x 5'8" min (2.34m x 2.08m max x 1.75m min)

Larger than average shower cubicle with sliding door, mixer shower with rain shower head and shower attachment. Low flush w.c., pedestal wash basin with chrome waterfall mixer tap, porcelain tiled walls and floor, chrome ladder style radiator, UPVC single glazed frosted window to the side, UPVC cladding to the ceiling, inset spotlights.



### OUTSIDE

There is an attractive lawned garden with on street parking (first come first served basis). A paved pathway leads down the side to the entrance door. The rear garden has a lawn with partial fencing.



### PLEASE NOTE

This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### COUNCIL TAX BAND

The council tax band for this property is A.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.

### 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.