



WAKEFIELD
01924 291 294

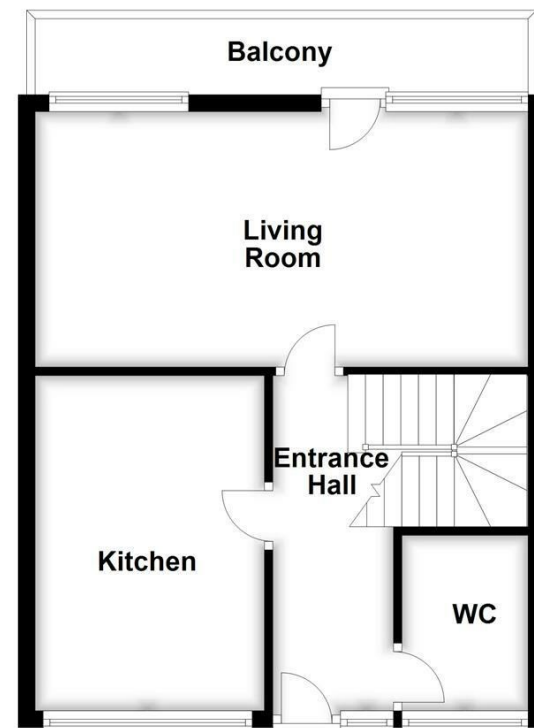
OSSETT
01924 266 555

HORBURY
01924 260 022

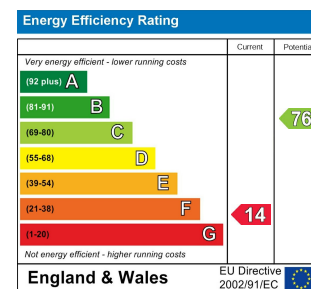
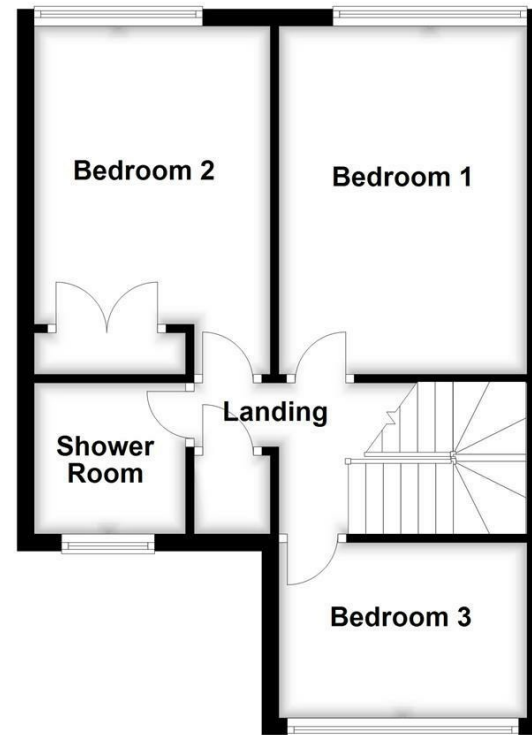
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



13 St. Johns Court, St Johns, Wakefield, WF1 2RY

For Sale By Modern Method Of Auction Leasehold 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. In need of a programme of modernisation is this three bedroom end town house enjoying a central location in St Johns and benefitting from living room with balcony and attractive communal gardens.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen and living room with balcony to the rear. The first floor landing leads to three bedrooms and the house shower room/w.c. Outside to the front is a paved pathway through the lawned communal garden leading to the front door.

The property is ideally located for all local shops and amenities that Wakefield has to offer including local schools. For those wishing to travel further afield, the motorway network and Wakefield Westgate Train Station are both a short drive away.

In need of modernisation however offering potential, a viewing comes highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd



ACCOMMODATION

ENTRANCE HALL
Timber front entrance door, staircase to the first floor landing and door to the downstairs w.c., kitchen and living room.

W.C.
4'4" x 6'7" [1.33m x 2.03m]
Timber single glazed frosted window to the front aspect, low flush w.c. and pedestal wash basin.

KITCHEN
8'10" x 13'0" [2.71m x 3.98m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space for a freestanding fridge/freezer, plumbing for a washing machine and space for a freestanding oven and grill. Strip lighting, laminate flooring, timber single glazed window overlooking the front aspect

LIVING ROOM
10'7" x 19'3" [3.25m x 5.88m]
Door to the balcony, two timber single glazed windows overlooking the rear aspect, coving to the ceiling and two ceiling roses.



BALCONY
19'5" x 3'2" [5.92m x 0.98m]
Cast iron railing and solid brick wall overlooking the rear elevation.



FIRST FLOOR LANDING
Doors to three bedrooms, the house shower room and airing cupboard with fixed shelving within.

BEDROOM ONE
13'11" x 9'7" [4.26m x 2.94m]
Timber single glazed window overlooking the rear elevation.



BEDROOM TWO
13'11" [max] x 11'7" [min] x 9'3" [4.26m [max] x 3.55m [min] x 2.82m]
Timber single glazed window overlooking the rear elevation and built in double wardrobe.



BEDROOM THREE
6'9" x 9'4" [2.06m x 2.87m]
Timber single glazed window overlooking the rear elevation and fixed shelving.

SHOWER ROOM/W.C.
5'10" x 6'0" [1.80m x 1.83m]
Electric shower, pedestal wash basin with two taps and low flush w.c. Fully tiled walls, wall mounted electric heater, extractor fan and timber single glazed frosted window to the front elevation.



OUTSIDE
There is a communal lawned garden and paved pathway to the front door.



PLEASE NOTE
There is a garage underneath the property which the vendor rents from the management company for £20 per month.

LEASEHOLD
The service charge is £115 [pa]. The ground rent is £1 [pa]. The remaining term of the lease is 958 years [2024]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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 of 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.