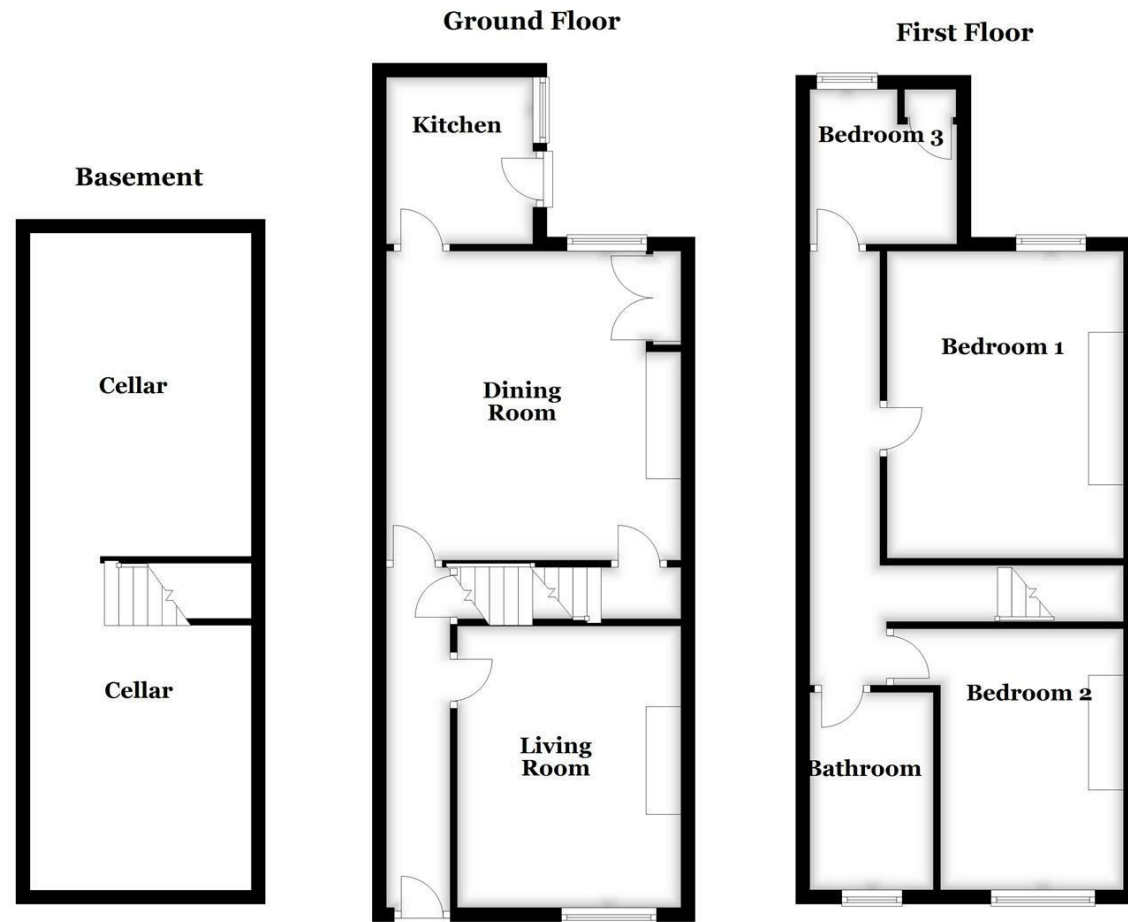




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 6 Symons Street, Wakefield, WF2 8DU

For Sale By Modern Method Of Auction Starting Bid £90,000

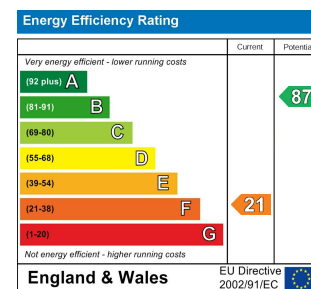
For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price.

A deceptively spacious brick built mid terraced property boasting spacious reception rooms and three good sized bedrooms as well as a generous rear garden. Requiring full modernisation throughout but exuding potential.

The accommodation fully comprises; entrance hallway, two large reception rooms, kitchen and useful cellar for storage. To the first floor there are three bedrooms and the house bathroom/w.c. Externally and to the rear there is a good sized garden with plenty of scope for development.

Situated in a convenient location this property offers easy access to local amenities and transport links.

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 HALLWAY

Timber glazed entrance door, doors off to two reception rooms and staircase leading to the cellar.

##### FRONT RECEPTION ROOM

13'1" x 10'10" max into recess (4.01m x 3.32m max into recess)

Coving to the ceiling, front facing timber single glazed window and wall mounted electric heater.



##### REAR RECEPTION ROOM

14'9" max into recess x 13'10" (4.50m max into recess x 4.24m)

Rear facing single glazed window, fireplace with electric fire, wall mounted electric storage heater, wall lighting, useful inbuilt storage cupboards, door leading to the staircase to the first floor landing. Door into the kitchen.



##### KITCHEN

7'9" x 7'1" (2.38m x 2.17m)

Side facing single glazed window, side facing door leading out to the rear garden, a fitted kitchen with sink and drainer unit, gas point for a cooker.

##### FIRST FLOOR LANDING

Doors to the three bedrooms and house bathroom/w.c.

##### BEDROOM ONE

11'6" max into recess x 14'0" (3.51m max into recess x 4.28m)

Rear facing UPVC double glazed window, wall mounted electric storage heater.



##### BEDROOM TWO

13'5" x 8'8" plus recess / including chimney breas (4.11m x 2.66m plus recess / including chimney brea)

Front facing timber single glazed window, useful storage cupboard over bulkhead.



##### BEDROOM THREE

7'0" x 9'8" including cupboard (2.15m x 2.95m including cupboard)

Rear facing single glazed window, useful inbuilt storage cupboard.

##### HOUSE BATHROOM/W.C.

10'2" x 5'5" (3.10m x 1.67m)

Front facing frosted single glazed window. Low flush w.c., pedestal wash hand basin and panelled bath with tiled splashback.



##### OUTSIDE

The rear has a low maintenance good sized garden.



##### COUNCIL TAX BAND

The council tax band for this property is A

##### 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.

##### 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.