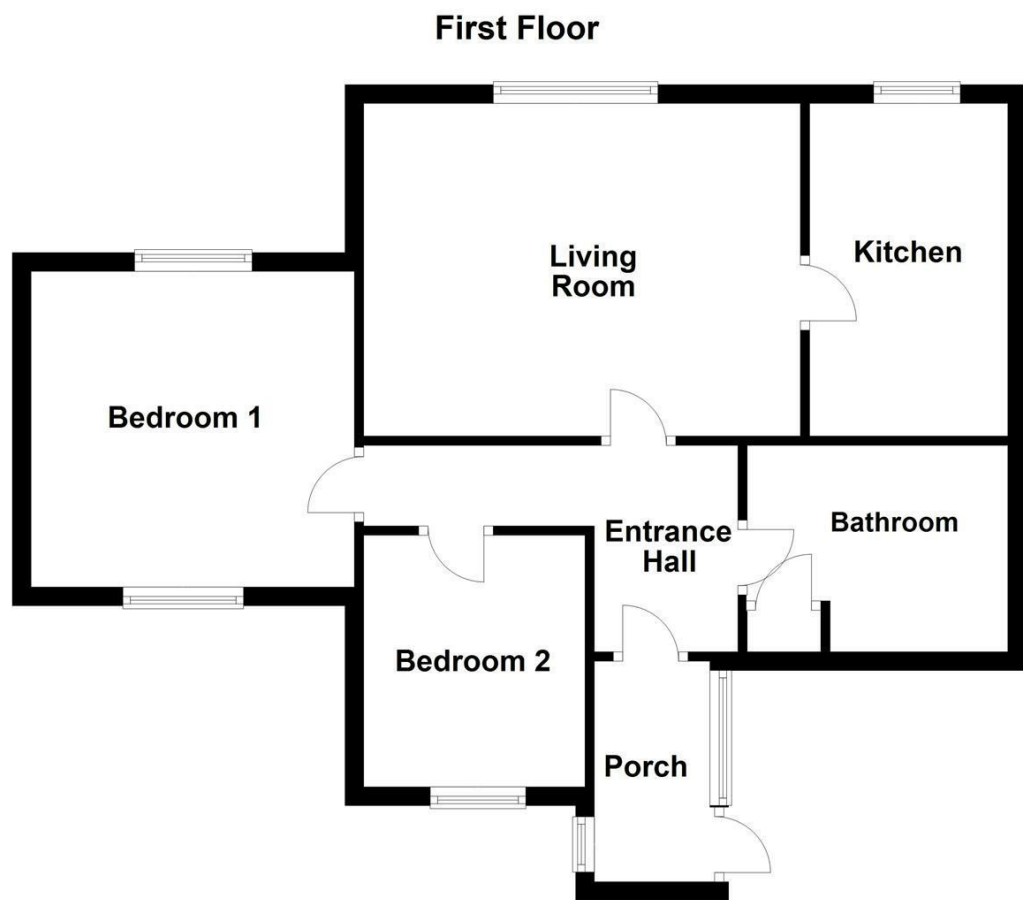


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



179 Howden Way, Eastmoor, WF1 4PL

For Sale By Modern Method Of Auction Leasehold Starting Bid £70,000

For sale by Modern Method of Auction; Starting Bid Price £70,000 plus reservation fee. Subject to an undisclosed reserve price.

A spacious two bedroom second floor apartment, ideal for the first time buyer, couple or those looking to downsize boasting allocated parking and close proximity to Wakefield city centre with direct views of Wakefield Cathedral.

The property briefly comprises of the communal hallway leading to the entrance hall which in turn leads to the entrance porch, four piece bathroom/w.c., two bedrooms, living room and kitchen. Outside is allocated parking and communal gardens.

The property is situated close to local amenities and schools that Wakefield city centre has to offer. For those looking to commute further afield, Wakefield Kirkgate train station is only a short distance away.

Only a full internal inspection will reveal all that's 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.



ACCOMMODATION

COMMUNAL HALLWAY

Security communal entrance door leads into the communal hallway with stairs to the second floor. Timber door leading into the porch.

ENTRANCE PORCH

7'9" x 3'8" [2.38m x 1.13m]

UPVC double glazed window overlooking the side elevation with timber single glazed windows looking through to the communal hallway. Timber door leading into the entrance hall.

ENTRANCE HALL

9'9" x 7'3"

Coving to the ceiling, loft access, ceiling rose, electric storage heater and doors to the two bedrooms, living room and bathroom.

BATHROOM/W.C.

9'9" x 7'3" [2.99m x 2.22m]

Four piece suite comprising enclosed shower cubicle with bji-folding glass shower screen and electric shower, panelled bath with centralised mixer tap, wash basin with laminate work surface with swan neck mixer tap and vanity mirror with downlights, as well as low flush w.c. with concealed cistern. Fully tiled walls and floor. Electric ladder style radiator, extractor fan and door to the airing cupboard.



BEDROOM ONE

11'4" x 11'0" [3.46m x 3.37m]

UPVC double glazed windows to the front and rear and electric storage heater.



BEDROOM TWO

8'8" x 8'0" [2.66m x 2.44m]

UPVC double glazed window overlooking the rear elevation.



LIVING ROOM

16'3" x 11'10" [4.96m x 3.62m]

Electric storage heater, UPVC double glazed window overlooking the front elevation, ceiling rose, wall mounted electric fire and coving to the ceiling. Door providing access into the kitchen.



KITCHEN

6'10" x 11'11" [2.10m x 3.64m]

Range of wall and base units with laminate work surface over and tiled splash back, integrated oven and grill with four ceramic hobs and cooker hood over. Stainless steel circular sink and drainer with mixer tap, plumbing and drainage for a washing machine. Space for a fridge/freezer, UPVC double glazed window overlooking the front elevation, extractor fan and wall mounted electric fan heater.



OUTSIDE

There is an allocated parking space and communal gardens.

LEASEHOLD

The service charge is £1355.04 and Peppercorn ground rent. The remaining term of the lease is 94 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 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.