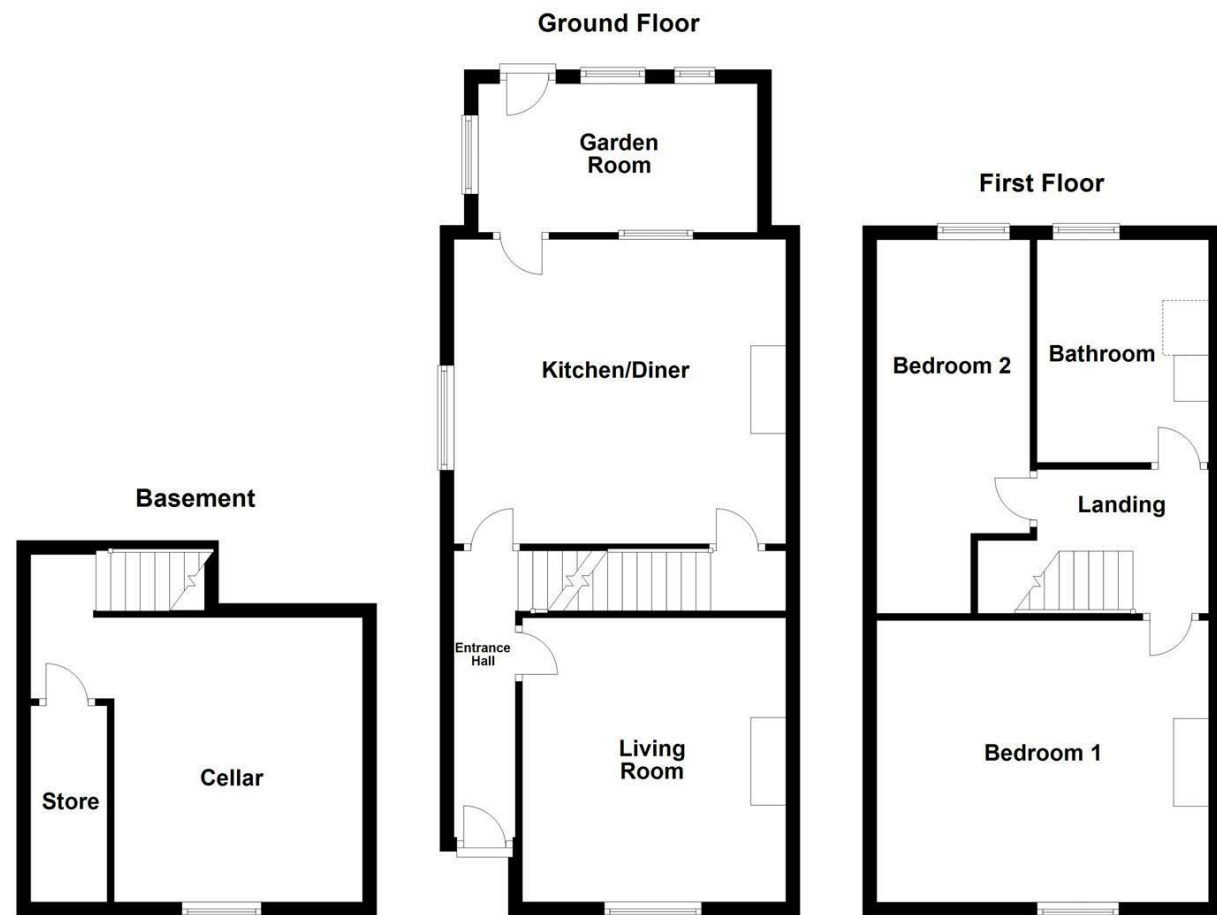




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



34 First Avenue, Wakefield, WF1 2HS

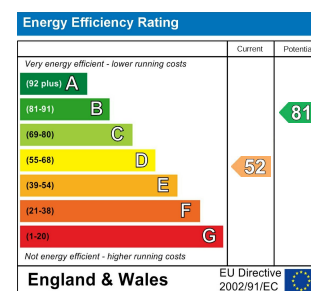
For Sale By Modern Method Of Auction Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in Newton Hill is this two bedroom semi detached property in need of modernisation however offering great potential benefitting from off road parking and enclosed rear garden.

The accommodation briefly comprises of the entrance hall, living room, kitchen/diner (with access to the cellar room) and garden room. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a pebbled garden and paved driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage. To the rear is a lawned garden with decked patio area, enclosed by walls and timber fencing.

Situated close to Wakefield city centre, the property is ideally located for all local shops and amenities, including Pinderfields Hospital. The motorway network is only a short drive away, for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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.



ACCOMMODATION

ENTRANCE HALL

Timber framed front door with frosted and stained glass pane above, coving to the ceiling, dado rail, stairs to the first floor landing and doors to the kitchen/diner and living room.

LIVING ROOM

12'4" x 13'3" (max) x 3'2" (min) [3.76m x 4.04m (max) x 0.99m (min)]
Electric fireplace with marble hearth, central heating radiator, coving to the ceiling, picture rail and UPVC double glazed window to the front.



KITCHEN/DINER

15'6" x 14'2" (max) x 4'4" (min) [4.74m x 4.34m (max) x 1.33m (min)]
Range of wall and base units with laminate work surface over, stainless double sink with mixer tap and tiled splash back. Space and plumbing for a gas cooker and space for an under counter fridge/freezer. Timber framed frosted door and single paned timber

framed window to the garden room. UPVC double glazed window to the side, access down to the cellar, coving to the ceiling, dado rail, picture rail and gas fireplace.

CELLAR

15'8" x 13'4" (max) x 2'8" (min) [4.8m x 4.07m (max) x 0.83m (min)]
Power and light, UPVC double glazed window, access to a further cellar store room and timber framed door.

GARDEN ROOM

12'8" x 6'11" [3.88m x 2.12m]
UPVC double glazed windows to the rear and side, timber framed single pane window to the kitchen/diner, UPVC double glazed door to the rear and wall mounted heater.



FIRST FLOOR LANDING

Loft access, dado rail and doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'5" x 13'3" (max) x 4'1" (min) [3.79m x 4.04m (max) x 1.25m (min)]
UPVC double glazed window to the front, range of fitted wardrobes and storage unit, picture rail and central heating radiator.



BEDROOM TWO

15'6" x 7'1" (max) x 4'4" (min) [4.74m x 2.17m (max) x 1.33m (min)]
Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear and fitted storage units.



BATHROOM/W.C.

11'2" x 8'1" (max) x 6'7" (min) [3.41m x 2.48m (max) x 2.03m (min)]
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin, tiled bath and separate shower cubicle with electric shower head attachment. Partially tiled and water tank in housed in here.



OUTSIDE

To the front of the property the garden is pebbled with planted features and a paved pathway to the front door. There is a paved driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage with manual up and over. The rear garden is laid to lawn with planted bed border, mature shrubs and decked patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.