



WAKEFIELD
01924 291 294

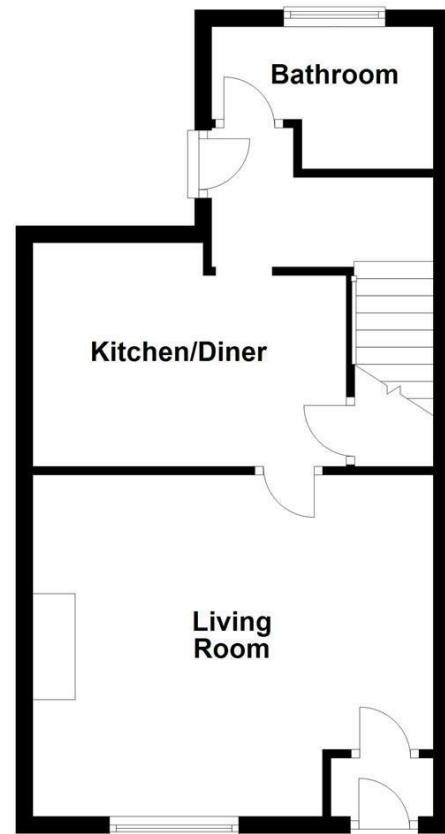
OSSETT
01924 266 555

HORBURY
01924 260 022

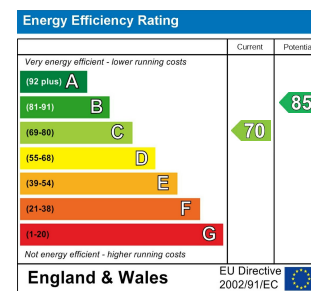
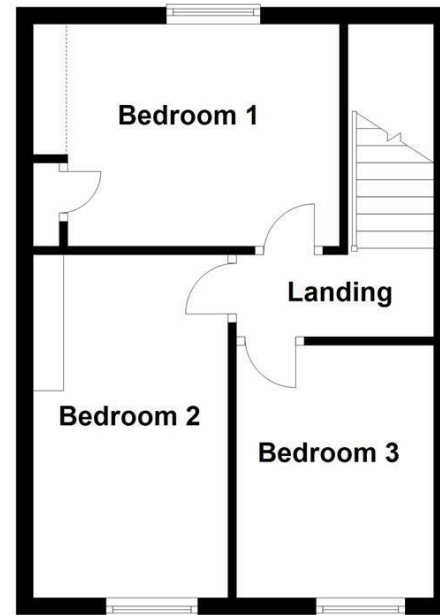
NORMANTON
01924 899 870

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.



401 Doncaster Road, Crofton, Wakefield, WF4 1RU

For Sale Freehold Starting Bid £110,000

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

Situated in the Crofton area of Wakefield is this three bedroom mid terrace property, spacious throughout the property benefits from three good size bedrooms, ample reception space and gardens to the front and to the rear.

The accommodation fully comprises of entrance porch, living room, kitchen diner, inner hallway, bathroom/w.c., first floor landing and three bedrooms. To the front the property there is a buffer garden, which is mainly pebbled with planted features as well as an electric vehicle charging port and to the rear there is a low maintenance concrete courtyard/patio area perfect for outdoor dining and entertaining purposes.

This property would make an ideal purchase for a range of buyers looking in the Crofton area, it is ideally located close to Wakefield city centre and is on transport links to and from as well as other towns around the area. Schools can be found in Crofton as well as facilities such as shops. This would make a perfect purchase for a first time buyer, growing family or an even an investor looking for a buy to let.

An early viewing is recommended to avoid any level of disappointment.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed front door. Timber framed door with frosted glass pane leading into the living room.

LIVING ROOM

13'2" x 15'6" max x 13'10" min [4.03m x 4.73m max x 4.23m min]
UPVC double glazed window to the front, door to the kitchen diner, central heating radiator, gas fireplace with marble hearth, surround and wooden mantle. Fitted storage unit in alcove unit.



KITCHEN DINER

12'1" x 9'10" max x 8'6" min [3.7m x 3m max x 2.61m min]
UPVC double glazed window to the rear, central heating radiator, door to understairs storage cupboard, opening to inner hallway, wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor hood above, integrated oven, space and plumbing for a fridge freezer.



INNER HALLWAY

Staircase to the first floor landing and door to the bathroom/w.c. Central heating radiator.

BATHROOM/W.C.

8'4" x 5'7" max x 3'6" [2.56m x 1.71m max x 1.08m]
UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin and a panelled bath with mixer tap, shower head attachment and a separate electric shower head attachment with shower screen. Fully tiled, chrome style ladder central heating radiator.



FIRST FLOOR LANDING

Loft access and doors to three bedrooms.

BEDROOM ONE

9'10" x 10'1" [3.01m x 3.08m]
Fitted wardrobes, access to a storage cupboard, central heating radiator, UPVC double glazed window to the rear.



BEDROOM TWO

13'2" x 7'8" max x 6'5" min [4.03m x 2.34m max x 1.98m min]
UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

7'3" x 9'9" [2.23m x 2.99m]
UPVC double glazed window to the front, central heating radiator.

OUTSIDE

To the front there is a buffer garden, which is mainly pebbled with

planted features and a concrete pathway to the entrance door, timber gate and fencing. Electric charging port to the front of the property. To the rear the garden is mainly a concrete patio area and is very low maintenance. There is a space for a garden shed. Timber fencing to either side, walls to the rear and a timber gate. Brick built outbuilding for storage.



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.