



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRAC &amp; CASTLEFORD</b> 01977 798 844	



## 46 Howden Way, Eastmoor, Wakefield, WF1 4PL

### For Sale By Modern Method Of Auction Freehold Starting Bid £126,000

For sale by Modern Method of Auction; Starting Bid Price £126,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated only a short distance from Wakefield city centre is this well presented two bedroom mid terrace property benefitting from spacious accommodation and an enclosed rear garden.

The property briefly comprises of entrance porch, living room and kitchen. The first floor landing provides access to two bedrooms and house bathroom/w.c. Externally there is a lawned garden to the front and flagged garden to the rear enclosed by timber fencing.

The property ideally located for all local shops and amenities that Wakefield has offer. Main bus routes run and from Wakefield city centre and the motorway network is only a short drive away for those looking to commute for work.

This would property would make a fantastic first time home or investment and a viewing is highly recommended.

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





#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC front entrance door, central heating radiator and door leading through to the living room.

##### LIVING ROOM

13'11" x 12'7" [4.26m x 3.86m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring, staircase to the first floor landing and door through to the kitchen.



##### KITCHEN

12'7" x 11'10" [3.85m x 3.63m]

Fitted kitchen with wall and base units for storage with laminate worktops, sink and drainer unit, space for a cooker with stainless steel splash back, space for a washing machine and fridge/freezer. Central heating radiator, built in understairs storage cupboard, UPVC double glazed window and door to the rear elevation.

#### FIRST FLOOR LANDING

Access to two bedrooms and the house bathroom. Central heating radiator and loft hatch providing loft access for storage.

##### BEDROOM ONE

12'9" x 11'4" [max] [3.89m x 3.46m [max]]

Two UPVC double glazed windows to the front elevation and central heating radiator.



##### BEDROOM TWO

12'8" x 8'10" [3.88m x 2.71m]

Two UPVC double glazed windows to the rear elevation and central heating radiator.



#### BATHROOM/W.C.

9'6" x 4'11" [2.9m x 1.52m]

Three piece suite comprising wall mounted electric shower over the bath, vanity wash hand basin unit and w.c. Central heating radiator, spotlights and extractor fan to the ceiling. Fully tiled walls and built in overstairs storage cupboard.



#### OUTSIDE

To the front of the property is a lawned garden and to the rear is a low maintenance flagged garden surrounded by wood fencing.



#### PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

#### 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.