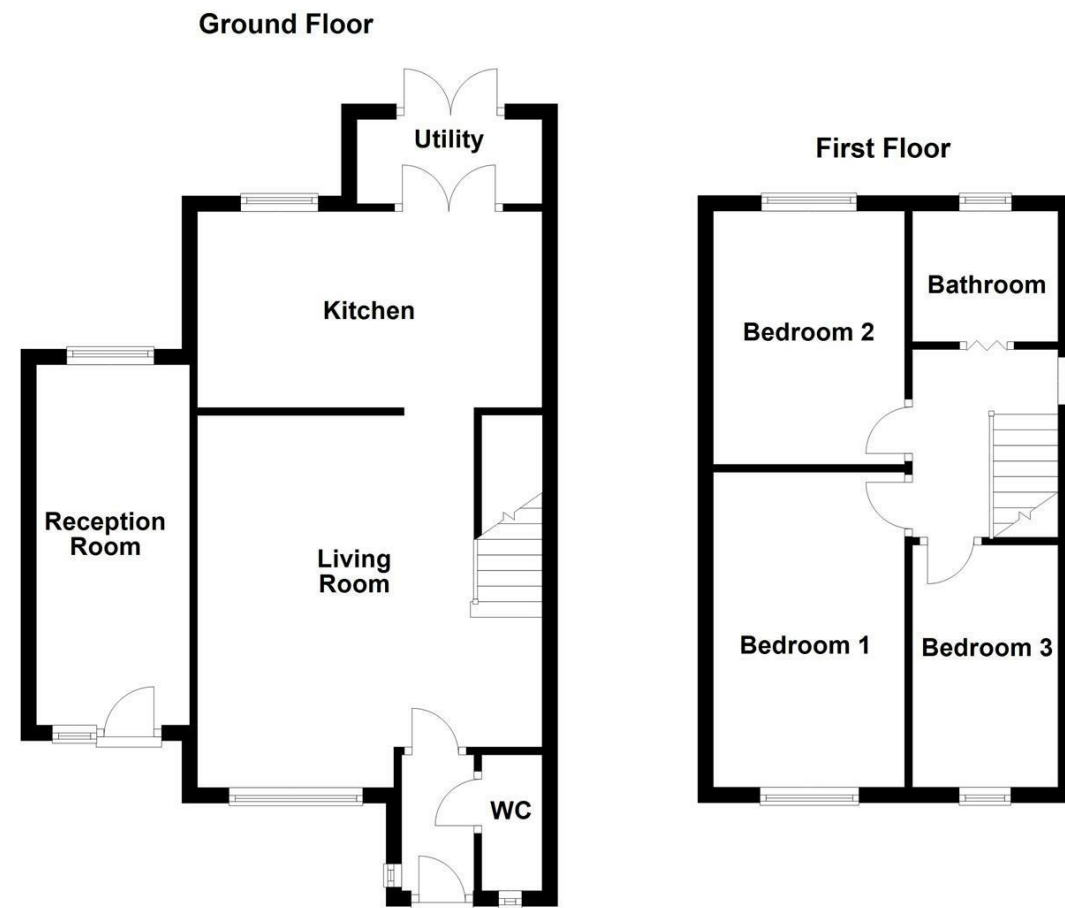




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**46 Manorfields Avenue, Crofton, Wakefield, WF4 1SZ**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £180,000**

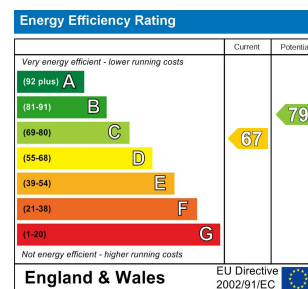
For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price

A modern three bedroom detached house with a stunning interior that has been upgraded, improved and is presented to a very impressive standard throughout.

With central heating system, solar panels and sealed unit double glazed windows, the property is approached by an entrance hall, which has a guest w.c. off and leads through into a well proportioned living room that has a feature wall mounted electric fire. A useful extension providing further reception room or could be useful as a home business room having its own entrance door. To the rear of the house there is a kitchen that has been re-fitted to an excellent standard with a utility porch beyond. The first floor presents three well proportioned bedrooms, all served by a luxuriously re-fitted bathroom/w.c. Outside, the property has gardens to both the front and rear together with driveway parking. The rear being South facing.

This impressive property is situated in the popular village of Crofton, that has a good range of shopping, schooling and recreational facilities.

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

UPVC double glazed front entrance door, further window to the side, central heating radiator and inner door to the living room plus a connecting door to the guest w.c.

##### W.C.

With obscured glazed window to the front, part tiled walls, central heating radiator. An attractive re-fitted modern cloakroom suite comprising low suite w.c. and vanity hand basin.

##### LIVING ROOM

15'8" x 14'5" (4.8m x 4.4m)

Double glazed window to the front, double central heating radiator, stairs to the first floor with a useful understairs cupboard and a feature wall mounted flame effect electric fire.



##### KITCHEN

14'5" x 8'2" (4.4m x 2.5m)

Fitted to a stunning standard with high gloss white wall and base units with contrasting dark laminate worktops, concealed LED lighting and contemporary brick set tiled splash backs. Inset 1 1/2 bowl acrylic sink unit, ceramic hob with contemporary filter hood over, built in double oven, integrated fridge, double central heating radiator with a breakfast bar over, integrated washing machine, double glazed window overlooking the rear garden and French doors to the utility porch.



##### RECEPTION ROOM

6'5" x 15'3" (1.98m x 4.65m)

Composite front entrance door, UPVC double glazed window to the front and rear, wall mounted electric fire and corner wash basin.



##### UTILITY PORCH

9'2" x 3'7" (2.8m x 1.1m)

French doors to the rear garden and space for a freezer and tumble dryer.

##### FIRST FLOOR LANDING

Double glazed window to the side and loft access hatch.

##### BEDROOM ONE

13'1" x 11'9" (4.0m x 3.6m)

Double glazed window to the front, central heating radiator, laminate flooring and mirror fronted built in triple wardrobe.



##### BEDROOM TWO

8'2" x 10'9" (2.5m x 3.3m)

A double bedroom with window overlooking the rear garden, laminate flooring and a central heating radiator.

##### BEDROOM THREE

Window to the front, central heating radiator and laminate flooring.

##### BATHROOM/W.C.

6'2" x 5'6" (1.9m x 1.7m)

With an obscured glazed window to the rear, part tiled walls and a ceramic tiled floor. Fitted with a luxurious white and chrome suite comprising Jacuzzi style bath with twin head shower over, glass wash basin and low suite w.c. Chrome ladder style heated towel rail and two illuminated mirrors.



##### OUTSIDE

To the front, the property has a lawned garden together with driveway parking. To the rear of the house there is a further lawned South facing garden of good proportions.



##### SOLAR PANELS

The property benefits from a system of solar panels that is subject to a lease arrangement that commenced for 25 years in 2015.

##### 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.