



WAKEFIELD  
01924 291 294

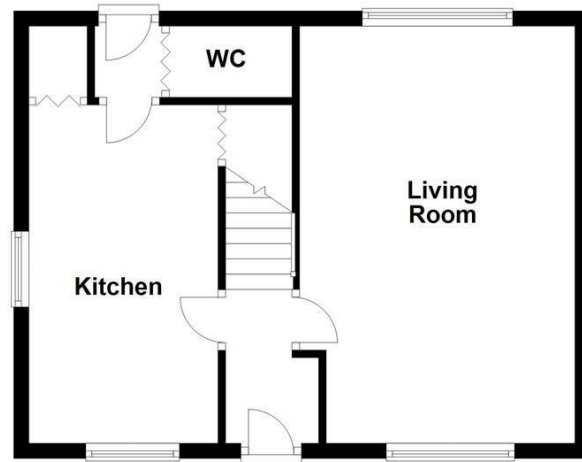
OSSETT  
01924 266 555

HORBURY  
01924 260 022

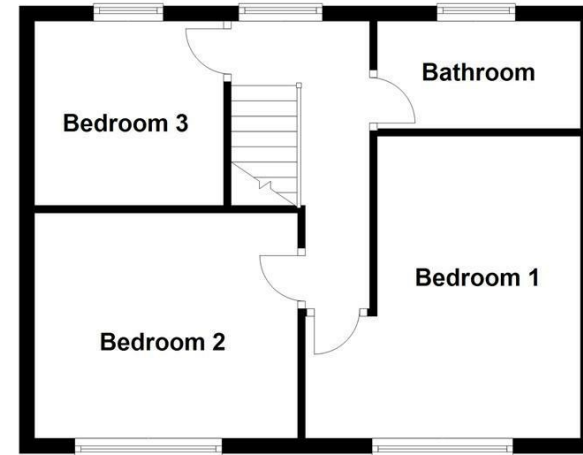
NORMANTON  
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01977 798 844

Ground Floor



First Floor



## 12 Snapethorpe Crescent, Wakefield, WF2 8NX

For Sale By Modern Method Of Auction Freehold Starting Bid £90,000

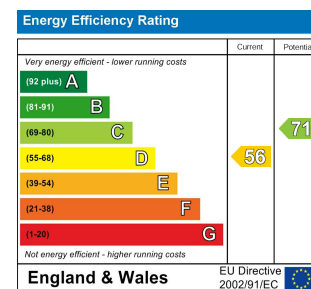
For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

A well proportioned semi detached family house situated at the head of a cul-de-sac and set on a particularly large corner plot extending to X acres.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious three bedroom family home is approached via a welcoming entrance hall that leads through into a good sized living room that has windows to both the front and rear. The kitchen is also of good proportions fitted with a range of modern units with walk in understairs pantry store and an additional boiler room. To the rear there is a porch out to the garden and downstairs w.c. The first floor presents three good sized bedrooms, as well as the family bathroom. Outside the property is approached via a shared driveway that leads up to a garage and further gated parking area. The expansive back garden has areas of artificial lawn and paved areas, a large former aviary now used as a workshop, as well as an additional storage shed.

The property is situated at the head of a cul-de-sac in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is ready accessible.

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.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator concealed in a cabinet and stairs to the first floor.

### LIVING ROOM

18'0" x 11'9" [5.5m x 3.6m]

Windows to both the front and rear, central heating radiator and feature fireplace with wooden surround, marbled insets and hearth housing an electric fire.



### DINING KITCHEN

14'9" x 8'2" [4.5m x 2.5m]

Windows to the front and side. Fitted with a range of modern cream fronted units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit, point for an electric cooker, space and plumbing for a washing machine and space for a tall fridge/freezer. Understairs store and additional pantry style cupboard that houses the Worcester Bosch central heating boiler.



### REAR ENTRANCE PORCH

UPVC door to the back garden.

### W.C.

4'11" x 2'11" [1.5m x 0.9m]

Tiled floor and fitted with a two piece cloakroom suite comprising low suite w.c. and wall mounted wash basin.

### FIRST FLOOR LANDING

Window overlooking the back garden and loft access point with fold down ladder.

### BEDROOM ONE

13'1" x 8'10" [4.0m x 2.7m]

Window to the front, central heating radiator and laminate flooring. Built in linen cupboard.



### BEDROOM TWO

11'5" x 9'10" [3.5m x 3.0m]

Window to the front and central heating radiator.



### BEDROOM THREE

8'2" x 8'2" [2.5m x 2.5m]

Window overlooking the back garden and central heating radiator.



### BATHROOM/W.C.

8'10" x 4'7" [2.7m x 1.4m]

Fitted with a white and chrome three piece suite comprising panelled bath with electric shower and folding glazed screen, pedestal wash basin and low suite w.c. Central heating radiator, frosted window to the rear and part tiled walls.



### OUTSIDE

To the front the property has a garden designed for low maintenance with pebbled area and raised bed, as well as the driveway which is shared with next door and leads up to the single garage. To the rear and side of the house there is a particularly large garden with artificial lawned area and substantial former aviary now workshop building, as well as an additional storage shed. In total the plot extends to X acres.

### PLEASE NOTE

This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"My mum lived at Snapethorpe crescent for almost 50 years, it was a happy family home, which all her grandchildren have happily visited throughout their childhood and beyond. The house is labelled "non-standard" however throughout all the years my parents lived there, there had never been any structural issues and never claimed on house insurances for anything to do with the structure. It really is a lovely family home with huge potential."

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.