



WAKEFIELD  
01924 291 294

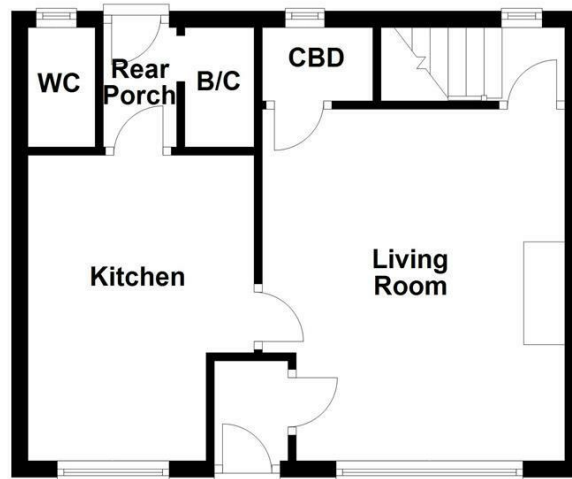
OSSETT  
01924 266 555

HORBURY  
01924 260 022

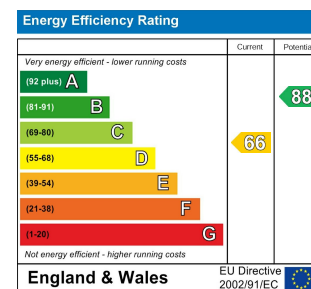
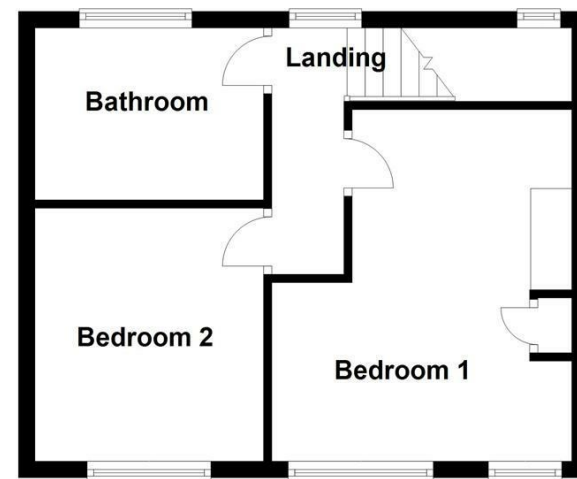
NORMANTON  
01924 899 870

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.



**46 Warren Avenue, Wakefield, WF2 7JN**

**For Sale By Modern Method Of Auction - Freehold Starting Bid £70,000**

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price A superb opportunity to purchase this two bedroom mid terrace house offering plenty of potential however in need of degree of modernisation and benefitting from a good sized enclosed rear garden.

The property fully comprises of entrance hall, living room, kitchen, rear porch and downstairs w.c. The first floor landing leads to two bedrooms and the three piece suite house bathroom/w.c. Outside to the front is a timber gate providing access onto a paved pathway surrounded by timber fencing with on street parking. To the rear is an attractive lawned garden with timber shed surrounded by timber fencing. The garden extends to the railway line accessed via a timber gate.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short distance away, as well as Sandal & Agbrigg train station for those looking to commute further afield.

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



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door and door leading into the living room.

### LIVING ROOM

10'9" (min) x 12'1" (max) x 13'11" (3.30m (min) x 3.69m (max) x 4.26m)

Wall mounted electric fire, UPVC double glazed window overlooking the front aspect, coving to the ceiling, picture rail, central heating radiator and doors to the understairs storage cupboard, kitchen and staircase leading to the first floor landing.



### KITCHEN

9'0" (max) x 6'9" (min) x 12'3" (2.76m (max) x 2.07m (min) x 3.74m)

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and

plumbing for a washing machine, space for a cooker and space for a freestanding fridge/freezer. Display cabinets, central heating radiator, fully tiled floor, UPVC double glazed window overlooking the front aspect and door providing access to the rear porch.

### REAR PORCH

UPVC double glazed door to the rear garden, an opening providing access into the boiler cupboard and door to the downstairs w.c.

### W.C.

High flush w.c. and timber single glazed frosted window to the rear aspect.

### FIRST FLOOR LANDING

Two central heating radiators, timber single glazed window and UPVC double glazed window overlooking the rear aspect, loft access and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

8'8" (min) x 11'11" (max) x 13'11" (2.66m (min) x 3.65m (max) x 4.26m)

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



### BEDROOM TWO

9'0" x 10'1" (2.75m x 3.08m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BATHROOM/W.C.

6'11" x 9'0" (2.11m x 2.76m)

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and separate electric shower over. UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



### OUTSIDE

To the front is on street parking with a timber gate providing access down a paved pathway surrounded by timber fencing.

To the rear of the property is an attractive lawned garden with timber shed surrounded by timber fencing on all three sides making it completely enclosed. The garden extends to the railway line accessed via a timber gate.



### 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.

### 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.

### COUNCIL TAX BAND

The council tax band for this property is TBC.