



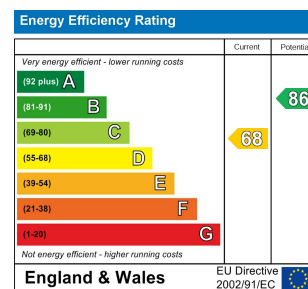
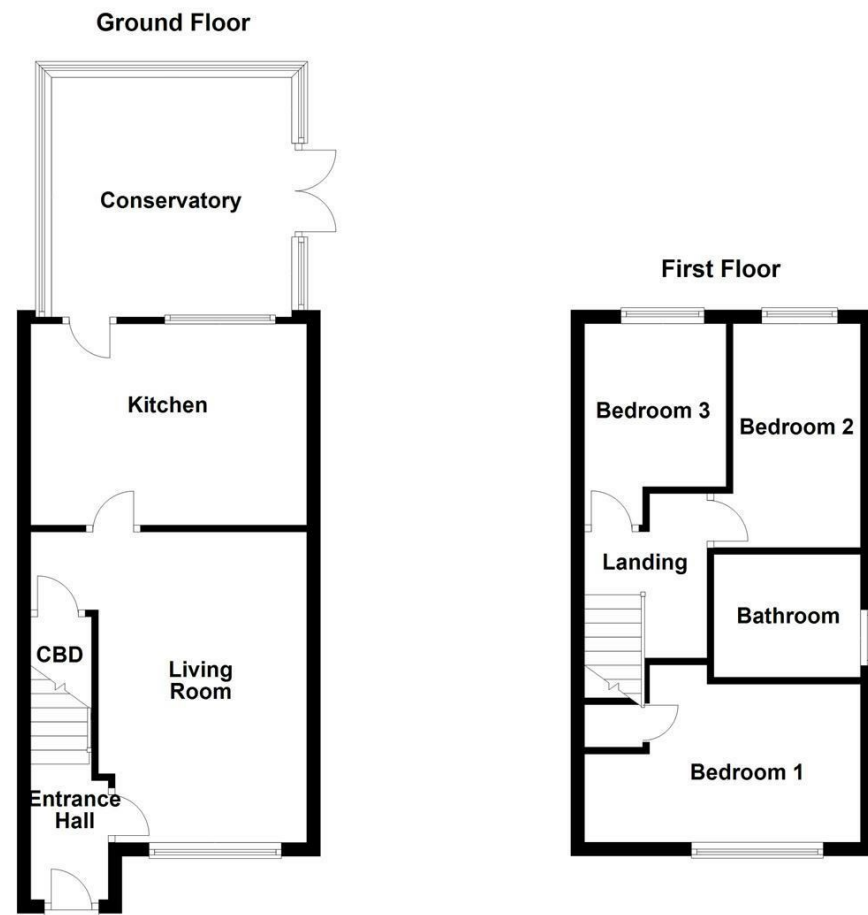
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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**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.



**3 Belfry Court, Wakefield, WF1 3TY**  
**For Sale Freehold Starting Bid £135,000**

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Enjoying a cul-de-sac location is this semi detached house with three bedrooms, which is a pleasant property that requires a certain amount of modernisation and an internal inspection is strongly recommended.

The accommodation fully comprises entrance hall, living room, spacious kitchen diner and a large conservatory to the rear. To the first floor landing, there are three bedrooms and a house bathroom/w.c. To the front there is a pleasant lawned garden with a paved pathway leading to the front entrance door, a paved driveway provides off road parking down the side of the property and leads to the single detached garage. The rear garden has a paved patio area, fruit trees and timber panelled fences.

The property is within walking distance to the local amenities and schools located within Outwood and local bus routes travel to and from Wakefield city centre. The M62 and M1 motorway links are only a short distance perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that is open offer at this home and an early viewing comes recommended.

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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall, central heating radiator, staircase with handrail leading to the first floor landing, door into the living room.

### LIVING ROOM

14'11" x 13'3" max x 10'1" min [4.56m x 4.06m max x 3.09m min]  
Central heating radiator, coving to the ceiling, two timber framed double glazed windows to the front, two central heating radiators, ceiling rose, door providing access to the understairs storage cupboard, door into the kitchen diner.

### KITCHEN DINER

9'8" x 13'3" [2.96m x 4.06m]  
Laminate work surface with open cupboards below, tiled splashback, wall mounted combi condensing boiler, timber double glazed window to the conservatory, timber door into the conservatory, central heating radiator, space for large fridge freezer, space for freestanding oven and grill, plumbing and drainage for a washing machine, 1 1/2 stainless steel sink and drainer with mixer tap. Ce



### FIRST FLOOR LANDING

Doors to the bedrooms and the bathroom/w.c. Central heating radiator and loft access.

### BEDROOM ONE

13'4" x 7'8" max x 4'2" min [4.08m x 2.36m max x 1.29m min]  
Timber framed double glazed window to the front, central heating radiator, door providing access to the storage cupboard over the bulkhead.



### BEDROOM TWO

6'3" x 10'9" [1.91m x 3.29m]

Timber framed double glazed window to the rear, central heating radiator.



### BEDROOM THREE

6'9" x 9'8" max x 7'11" min [2.08m x 2.96m max x 2.42m min]

Timber framed double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

7'1" x 6'0" [2.17m x 1.83m]

Bath with Jacuzzi style jets and a centralised mixer tap as well as electric shower over with bi-folding glass shower screen. Low flush w.c., pedestal wash basin with mixer tap, part tiled walls, ladder style radiator, tiled floor, UPVC double glazed frosted window to the side.



## OUTSIDE

A pleasant lawned garden with a paved driveway having low maintenance pebbled inserts leading down the side of the property with a paved pathway leading to the front entrance door. The driveway leads to the single detached garage with manual up and over door, power and light. Security light. The rear garden has a paved patio area, fruit trees and timber panelled fence surrounds.



## COUNCIL TAX BAND

The council tax band for this property is B

## 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.