

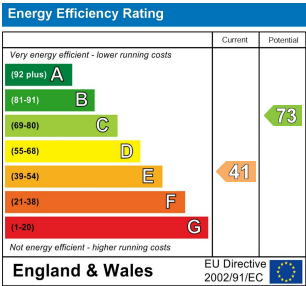


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



16 Fryergate, Wakefield, WF2 9PS

For Sale Freehold By Modern Method Of Auction Starting Bid £100,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this two bedroom mid terrace house benefitting from an additional loft room, spacious cellar room and low maintenance rear yard.

The property briefly comprises living room with access down to the cellar, inner hallway, kitchen/breakfast room, utility room and downstairs w.c. The first floor landing leads to two bedrooms, the principal bedroom boasting en suite bathroom/w.c. and access to the additional loft room. Outside to the front is on street parking with steps to the front door and lawned garden. Whilst to the rear is a low maintenance rear patio area surrounded by timber fencing.

The property is well placed to local amenities including shops and schools, with local bus routes nearby. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal the potential on offer and an early viewing comes highly recommended.

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



ACCOMMODATION

LIVING ROOM

11'8" x 14'7" [3.58m x 4.45m]

UPVC front entrance door with frosted sunlight above, UPVC double glazed bay window with window seat overlooking the front aspect, coving to the ceiling, laminate flooring, central heating radiator and living flame effect gas fire on a marble hearth with marble matching interior and decorative wooden surround. Door housing a staircase leading to the cellar and door to the inner hallway.



CELLAR

11'11" x 14'7" [3.64m x 4.46m]

Timber single glazed window overlooking the front aspect, block paved floor, light, power and wall mounted combi condensing boiler.

INNER HALLWAY

Staircase to the first floor landing and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'3" x 14'6" [3.74m x 4.42m]

Range of wall and base units with solid wooden work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Central island with breakfast bar, solid wooden work surface and base units below. Space for a fridge/freezer, laminate flooring, coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear aspect and an archway into the utility. Living flame effect gas fire on a tiled hearth with tiled decorative interior and tiled surround.

UTILITY

3'8" x 6'5" [1.13m x 1.97m]

Laminate work surface with space and plumbing for a washing machine and dryer. Fully tiled floor, coving to the ceiling, UPVC double glazed side entrance door leading to the yard and bi-folding timber door providing access into the downstairs w.c.

W.C.

3'8" x 6'5" [1.14m x 1.97m]

Low flush w.c., vanity wash basin with mixer tap and mirror, chrome ladder style radiator, coving to the ceiling, UPVC double glazed window overlooking the rear and side aspect.

FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM ONE

12'1" x 14'7" [3.69m x 4.45m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, two central heating radiators and door to the en suite bathroom.



EN SUITE BATHROOM/W.C.

8'0" x 6'6" [2.45m x 1.99m]

Wet room style electric shower with seat and wet room style floor. Vanity wash basin, low flush w.c. and panelled bath with mixer tap and shower attachment. Part tiled walls, UPVC double glazed frosted window overlooking the side elevation and central heating radiator.



BEDROOM TWO

11'10" x 14'8" [3.63m x 4.48m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and door providing access into built in single wardrobe with loft access. Fixed staircase leading to the loft room.



LOFT ROOM

14'7" x 17'5" [4.45m x 5.33m]

Laminate flooring, timber double glazed velux window to the pitch sloping ceiling, power and light.

OUTSIDE

To the front of the property is on street parking with steps leading to the front door and lawned garden. To the rear there is a block paved patio area with steps leading to a further patio area, surrounded by timber fencing.



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.