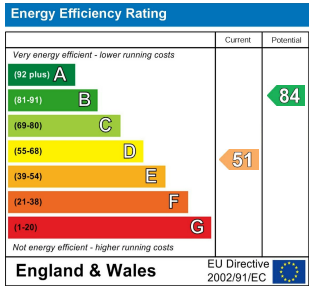


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 26 Grey Court, Newton Hill, Wakefield, WF1 3HL

### For Sale Freehold Starting Bid £145,000

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled in a cul-de-sac location is this well presented three bedroom mid terrace property offered to the market with no onward chain and benefitting from driveway parking and enclosed rear garden.

The property briefly comprises entrance hall, lounge and kitchen with opening into the dining room. The first floor landing has access to three bedrooms and bathroom/w.c. Externally the property has driveway parking to the front and low maintenance garden to the rear incorporating patio areas, surrounded by timber fencing.

The property is ideally located for all local shops and amenities including local schools. The motorway network is only a short distance away, perfect for the commuter looking to travel further afield.

Ready to move into, this property would make a fantastic first time home and a viewing is highly recommended.

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





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door through to the lounge.

LOUNGE

12'10" x 8'3" [3.93m x 2.54m]

UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with surround. An opening through to the dining room.



DINING ROOM

8'2" x 7'9" [2.5m x 2.38m]

UPVC double glazed window to the rear elevation, central heating radiator and open through to the kitchen.

KITCHEN

13'7" x 6'7" [4.15m x 2.01m]

Range of wall and base units with laminate work surface over

incorporating stainless steel sink and drainer unit, space for a gas cooker with cooker hood, plumbing for a washing machine and space for a fridge/freezer. Small breakfast bar, central heating radiator, UPVC double glazed window to the rear elevation and UPVC side door,



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

BEDROOM ONE

10'6" x 9'4" [3.22m x 2.86m]

UPVC double glazed window to the front elevation, central heating radiator and fitted storage to one side.



BEDROOM TWO

9'10" x 9'3" [3.01m x 2.83m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted storage to one side.



BEDROOM THREE

6'11" x 6'0" [2.12m x 1.84m]

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

BATHROOM/W.C.

5'11" x 5'3" [1.82m x 1.62m ]

Three piece suite comprising wall mounted electric shower over the bath, wash basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, central heating radiator and partially tiled.



OUTSIDE

To the front of the property is driveway parking with space for two vehicles. To the rear of the property is a low maintenance flagged patio with steps leading to a lawned garden incorporating corner patio, surrounded by timber fencing and side gated access.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.