



WAKEFIELD
01924 291 294

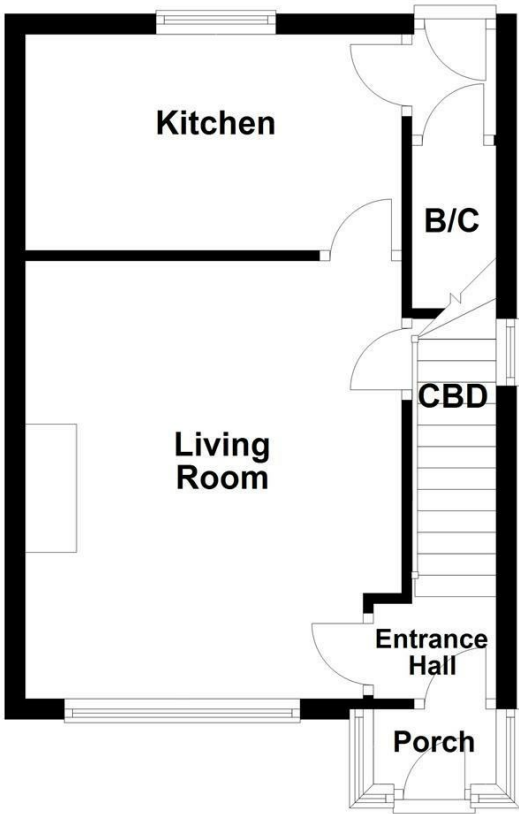
OSSETT
01924 266 555

HORBURY
01924 260 022

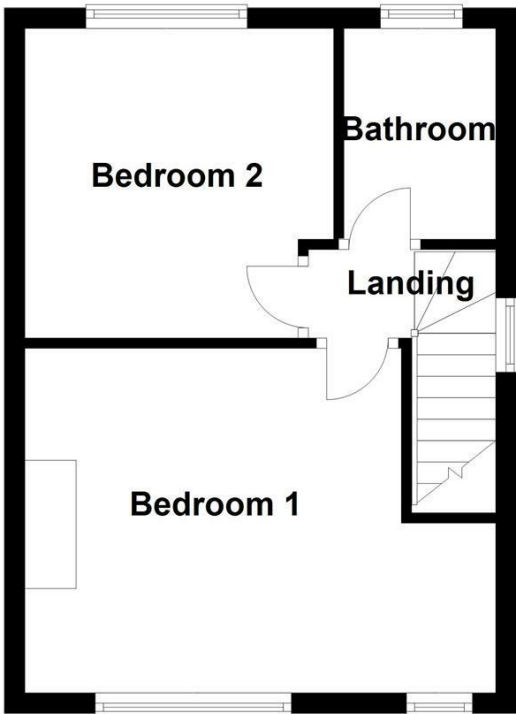
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

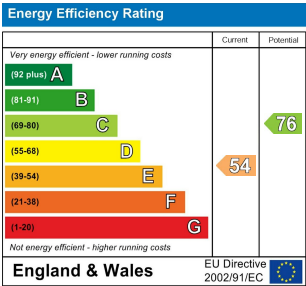


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Gibson Close, Wakefield, WF2 0EN
For Sale Freehold Starting Bid £85,500

For sale by Modern Method of Auction; Starting Bid Price £85,500 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this two bedroom semi detached house benefitting from gardens to the front and rear gardens, UPVC double glazing and gas central heating.

The accommodation fully comprises of the porch leading into the entrance hall, living room, kitchen and rear porch. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden and gate leading to a pathway running down the side of the property. To the rear is an enclosed lawned garden incorporating paved patio area and pathway to a storage unit.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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



ACCOMMODATION

PORCH

3'8" x 2'4" [1.13m x 0.73m]

Timber front entrance door, timber single glazed windows with lead inserts to all three sides, original wooden parquet floor and solid wooden door leading into the entrance hall.

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door leading into the living room.

LIVING ROOM

10'9" x 12'0" [max] x 14'1" [min] [3.29m x 3.67m [max] x 4.30m [min]]

Laminate flooring, UPVC double glazed window overlooking the front aspect, coving to the ceiling, built in double doored storage cupboards, electric fire on a tiled hearth with tiled decorative interior and wooden surround. Doors to the understairs storage cupboard [with light and fixed shelving] and kitchen.



KITCHEN

6'11" x 12'0" [2.12m x 3.68m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, freestanding double oven and grill with four electric hobs and cooker hood over. Space for a fridge/freezer, UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling, solid wooden floor and door to the rear porch.

REAR PORCH

Solid wooden timber door to the rear garden and door to the boiler cupboard.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. UPVC double glazed window overlooking the side elevation and loft access.

BEDROOM ONE

11'0" x 12'2" [min] x 15'1" [max] [3.37m x 3.71m [min] x 4.62m [max]]

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



BEDROOM TWO

8'9" [min] x 9'10" [max] x 9'11" [2.67m [min] x 3.01m [max] x 3.03m]

UPVC double glazed windows overlooking the rear aspect and central heating radiator.



BATHROOM/W.C.

6'7" x 4'10" [2.03m x 1.48m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, chrome ladder style radiator, UPVC cladding to the ceiling with inset spotlights and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is a pleasant lawned garden with cast iron gate leading to a paved pathway to the rear. To the rear is a patio area, lawned garden garden with storage unit and pathway, 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.