



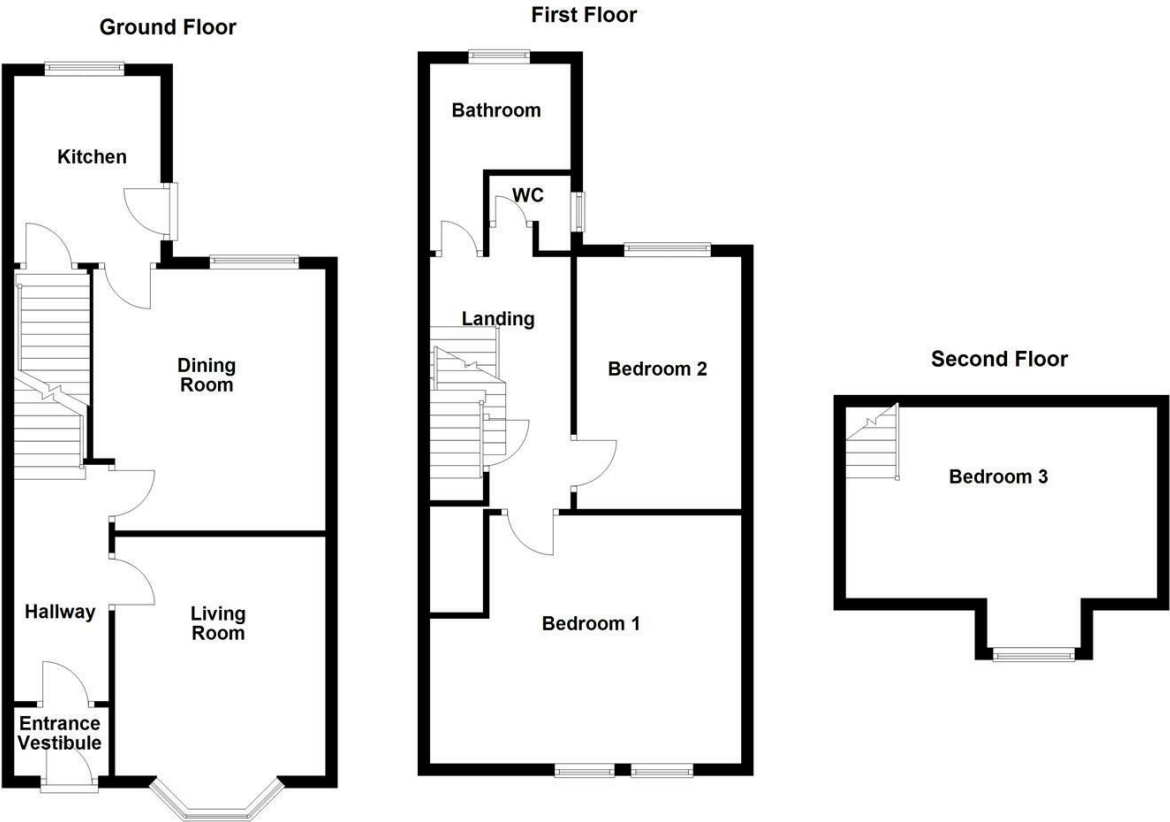
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

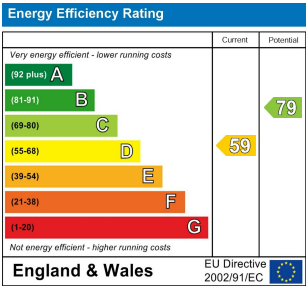


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



52 Denby Dale Road, Wakefield, WF2 8DW

For Sale By Modern Of Auction Freehold Starting Bid £165,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price. Deceptive from the main roadside is this spacious three bedroom mature terrace home with accommodation spread over three levels.

Having part UPVC double glazing and gas central heating radiator, the accommodation briefly comprises of the entrance vestibule leading into the entrance hall, living room, separate dining room and kitchen with access down to the cellar room. Stairs to the first floor lead to two double bedrooms, bathroom and separate w.c. A further staircase leads to bedroom three. Outside, low maintenance garden to the front and rear. There is on street permit parking to the front and rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Thornes Park. The motorway network is within easy reach, perfect for the commuter looking to travel further afield.

Offered for sale with no chain involved and vacant possession upon completion, a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

ENTRANCE HALL

Entrance door, original mosaic tiled floor, door to the inner hallway, cornice into ceiling, picture rail, radiator, stairs to the first floor landing and doors to the living room and dining room.

LIVING ROOM

15'9" x 11'9" [4.81m x 3.60m]

UPVC single glazed bay window with secondary glazing, cornice into ceiling, picture rail, fire surround and radiator.



DINING ROOM

14'3" x 12'9" [4.35m x 3.89m]

UPVC double glazed window to the rear, fire surround, cornice into ceiling, picture rail, radiator and door into the kitchen.



KITCHEN

10'2" x 8'5" [3.11m x 2.57m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a cooker, space for fridge/freezer and plumbing for a washing machine. UPVC side door, UPVC double glazed window to the rear and door leading down to the cellar for storage with light.

FIRST FLOOR LANDING

Doors to two bedrooms, bathroom and separate w.c. Door and stairs to bedroom three located on the second floor.

BEDROOM ONE

13'2" [min] x 16'3" [max] x 13'3" [4.02m [min] x 4.96m [max] x 4.05m]

Cornice into ceiling, picture rail, radiator, original fire surround, storage cupboard and two single glazed sash windows to the front with secondary glazing.



BEDROOM TWO

14'1" x 9'10" [4.31m x 3.01m]

UPVC double glazed window to the rear and radiator.



BATHROOM

8'5" x 5'4" plus walk in area [2.59m x 1.64m plus walk in area]

Pedestal wash basin, panelled bath mixer shower, part tiled walls, airing cupboard, radiator and UPVC double glazed frosted window to the rear.



W.C.

Low flush w.c. and UPVC double glazed frosted window to the side.

BEDROOM THREE

16'3" x 10'5" [4.97m x 3.18m]

Radiator and UPVC walk in window with secondary glazing.

OUTSIDE

To the front is on street permit parking and low maintenance garden with pathway to the front door. To the rear is a lawned garden with central pathway



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 B.

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.