

WAKEFIELD
01924 291 294

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HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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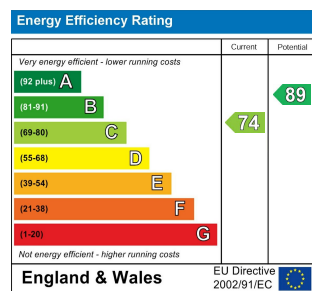


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 The Rowick, Wakefield, WF2 9SY

For Sale Freehold Starting Bid £198,000

For sale by Modern Method of Auction; Starting Bid Price £198,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated on a modern development is this four bedroom mid town house benefitting with accommodation spanning over three floors, off road parking and low maintenance rear garden.

The accommodation briefly comprises of the entrance hall, gym (converted garage), downstairs w.c. and kitchen/diner. The first floor landing leads to the living room and bedroom two (with en suite shower room). A further set of stairs leads to three further bedrooms (bedroom one with en suite shower room) and the house bathroom/w.c. Outside to the front is a driveway providing off road parking and a slate area providing further off road parking. Whilst to the rear is a low maintenance enclosed paved patio area.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield city centre. Westgate train station is a short distance away ideal for those looking to commuter further afield along with Junction 40 of the M1 motorway.

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.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, access to three storage cupboard, downstairs w.c., kitchen/diner and a set of double doors to the gym. Stairs to the first floor landing.

GYM

12'11" x 7'11" [3.95m x 2.43m]
Converted garage with central heating radiator, power and light.

W.C.

2'9" x 5'8" [0.85m x 1.75m]
Extractor fan, central heating radiator, low flush w.c., ceramic wash basin with mixer tap and tiled splash back.

KITCHEN/DINER

14'7" x 11'3" [max] 8'8" [min] [4.47m x 3.45m [max] 2.65m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring induction hob and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer and integrated dishwasher. Spotlights and UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Stairs to the second floor landing, central heating radiator and doors to the living room and bedroom two.

LIVING ROOM

13'11" x 14'8" [max] x 12'11" [min] [4.26m x 4.48m [max] x 3.96m [min]]
UPVC double glazed windows to the front, central heating radiator, spotlights, star skylight effect, media wall with electric fireplace.



BEDROOM TWO

14'9" x 8'9" [max] x 6'5" [min] [4.5m x 2.68m [max] x 1.97m [min]]
UPVC double glazed windows to the rear, central heating radiator, fitted wardrobes with sliding doors and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'0" x 9'1" [max] x 2'4" [min] [1.23m x 2.79m [max] x 0.72m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and tiled splash back, shower cubicle with mains shower head attachment. Central heating radiator and extractor fan.

SECOND FLOOR LANDING

Loft access, central heating radiator, folding door to the bathroom and doors to three bedrooms.

BEDROOM ONE

14'7" x 12'5" [max] x 7'8" [min] [4.45m x 3.81m [max] x 2.36m [min]]
Access to the en suite shower room, UPVC double glazed windows to the front and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

6'2" x 5'11" [max] x 3'0" [min] [1.88m x 1.81m [max] x 0.92m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with mains shower head attachment. Central heating radiator and extractor fan.

BEDROOM THREE

8'0" x 7'6" [max] x 5'5" [min] [2.45m x 2.3m [max] x 1.67m [min]]
UPVC double glazed window to the rear, central heating radiator and access to two storage cupboards.

BEDROOM FOUR

8'11" x 6'11" [max] x 4'8" [min] [2.73m x 2.11m [max] x 1.43m [min]]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'10" x 5'1" [2.41m x 1.56m]
Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and roll top bath with mixer tap. Spotlights, extractor fan and chrome ladder style radiator.



OUTSIDE

To the front of the property is a driveway for one vehicle and a slate area providing further off road parking. To the rear is a low maintenance paved rear garden, perfect for outdoor dining and entertaining, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.