



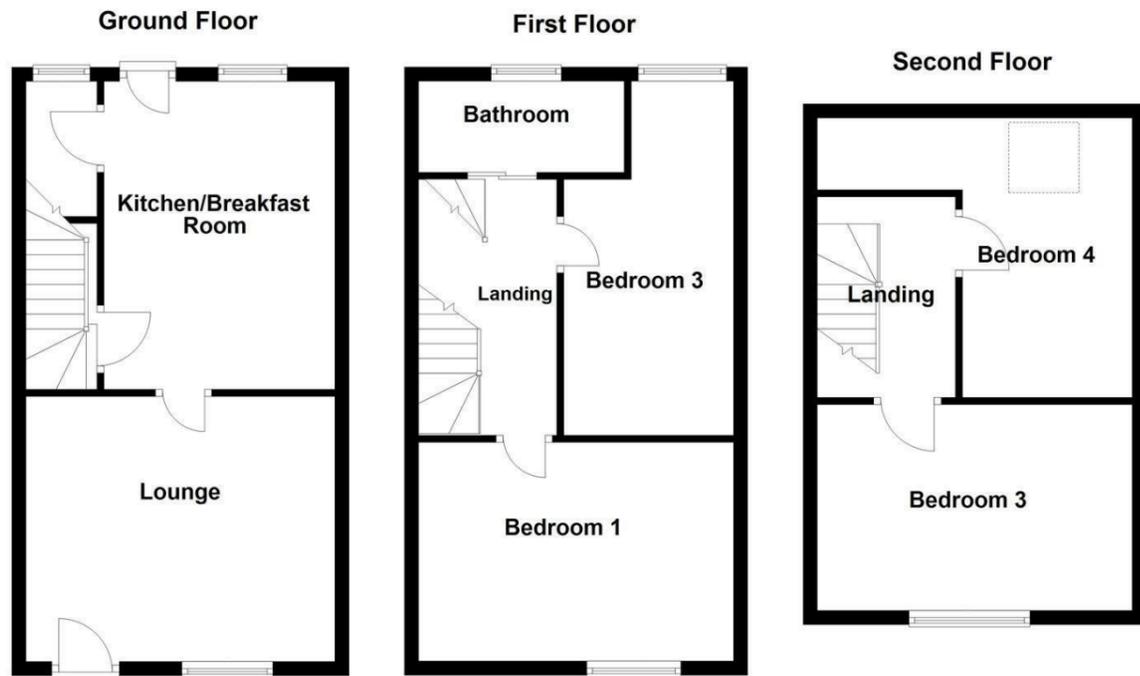
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9 Colville Terrace, Thorpe, Wakefield, WF3 3DZ

For Sale Freehold Starting Bid £100,000

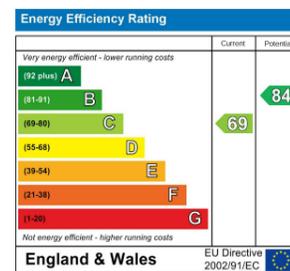
For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

Deceptive from the main road side, offering accommodation over three levels is this four bedroom mature mid terrace property, in need of updating throughout however offering a huge potential.

Benefits to the usual, fully comprising of a lounge, kitchen, stairs to the first floor to two bedrooms and a bathroom. Stairs to the second floor to two further bedrooms. Outside there is a small garden to the front and a low maintenance garden to the rear with on street parking. Close to local amenities including shops and schools. Lots of bus stops nearby and having good access to the national motorway network.

No chain with a vacant possession, a good opportunity for the first time buyer, couple, family or investor looking to put their stamp on a property. An early viewing comes recommended to see the full potential the property has to offer.

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



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.

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



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ACCOMMODATION

ENTRANCE DOOR

UPVC double glazed entrance door.

LOUNGE

14'6" x 12'4" [4.42m x 3.77m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, gas fire, door leading through into the kitchen.



KITCHEN

13'8" x 11'1" [4.18m x 3.38m]

UPVC double glazed window to the rear, UPVC double glazed door to the back garden. Range of wall and base units, work surface over incorporating stainless steel sink

and drainer, splashback tiles on the walls, plumbing for a washing machine, space for a cooker, space for a fridge and freezer, central heating radiator. Door with stairs to the first floor landing, door leading to understairs cloaks and storage, understairs cupboards has a UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Central heating radiator, sliding door to bathroom, door to two bedrooms, stairs to second floor.

BEDROOM ONE

10'3" x 14'6" [max] [3.13m x 4.42m [max]]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

8'1" [max] x 5'8" [min] x 16'0" [deep] [2.47m [max] x 1.75m [min] x 4.89m [deep]]

UPVC double glazed window to the rear, airing cupboard, central heating radiator.



BATHROOM

8'3" x 4'1" [2.54m x 1.25m]

Low flush W.C., wash basin pedestal, panel bath, UPVC double glazed window to the rear.



SECOND FLOOR LANDING

Doors to two further bedrooms.

BEDROOM THREE

5'7" x 14'6" [1.72m x 4.42m]

UPVC double glazed window to the front, loft access, storage into the eaves, central heating radiator, sloping roof to one side.

BEDROOM FOUR

8'8" [min] x 13'3" [max] x 13'3" [deep] [2.66m [min] x 4.04m [max] x 4.06m [deep]]

UPVC double glazed timber framed Velux window to the rear, sloping roof to one side.

OUTSIDE

Garden to the front, low maintenance garden to the rear.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.