



WAKEFIELD  
01924 291 294

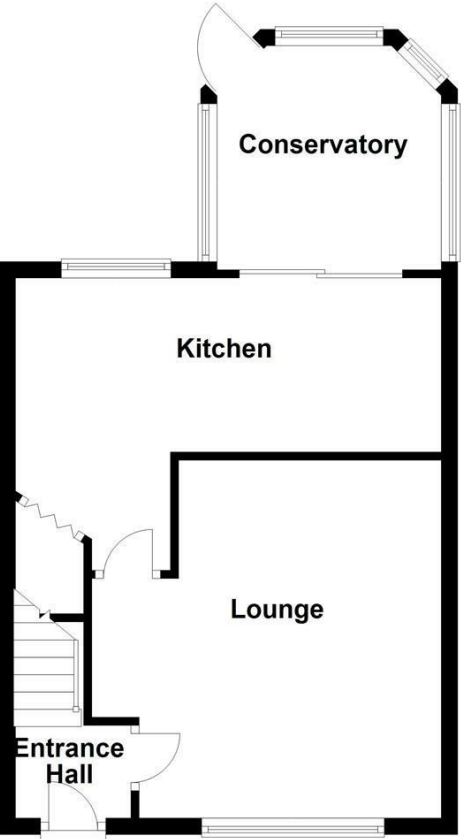
OSSETT  
01924 266 555

HORBURY  
01924 260 022

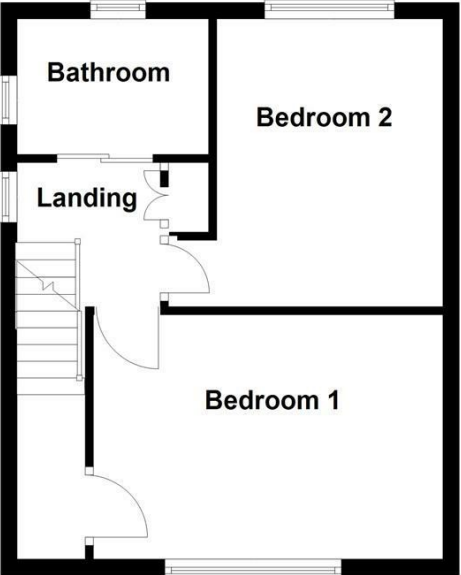
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

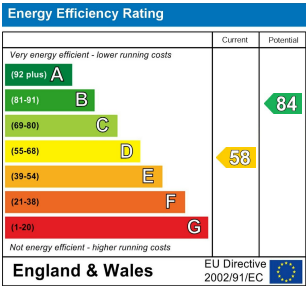


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 40 Warmfield View, Wakefield, WF1 4RG

### 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.

An ideal opportunity for the first time buyer, couple or family looking to gain access onto the property market is this spacious two bedroom semi detached home benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge, kitchen and conservatory. Stairs to the first floor lead to two double bedrooms and modern house bathroom/w.c. Outside to the front is a low maintenance garden and driveway providing off street parking for one vehicle. To the rear is a low maintenance flagged garden incorporating timber decked patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to Wakefield city centre and Pinderfields Hospital.

Offered for sale with no onward chain and an early viewing comes highly recommended.

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





#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance hall, stairs to the first floor landing and door into lounge.

##### LOUNGE

14'2" x 13'1" [4.32 x 4.01]

Gas fire with modern surround, coving to the ceiling, radiator and laminate floor. Door to the kitchen.



##### KITCHEN

17'5" x 11'6" [5.31 x 3.53]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer and tiled splash back. Space for a Range cooker with stainless steel filter hood above, space for fridge/freezer, plumbing for a washing

machine. Tiled effect floor, radiator, folding door into the pantry and UPVC double glazed sliding doors into the conservatory.



##### CONSERVATORY

Fully UPVC double glazed and UPVC door to the rear garden.



##### FIRST FLOOR LANDING

Airing cupboard, loft access, UPVC double glazed window to the side, sliding door to the bathroom and doors to two bedrooms.

##### BEDROOM ONE

14'3" x 9'10" [4.35 x 3.02]

UPVC double glazed window to the front, radiator and coving to the ceiling.



##### BEDROOM TWO

11'8" x 9'4" [3.58 x 2.86]

UPVC double glazed window to the rear and radiator.

##### BATHROOM/W.C.

Low flush w.c., wash basin and panelled bath. Radiator, tiled effect floor, heated chrome towel radiator, UPVC double glazed frosted windows to the rear and side.



##### OUTSIDE

To the front is a low maintenance garden and driveway to the side providing off street parking. To the rear is a low maintenance garden incorporating flagged area and patio areas.



##### 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.

##### 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.