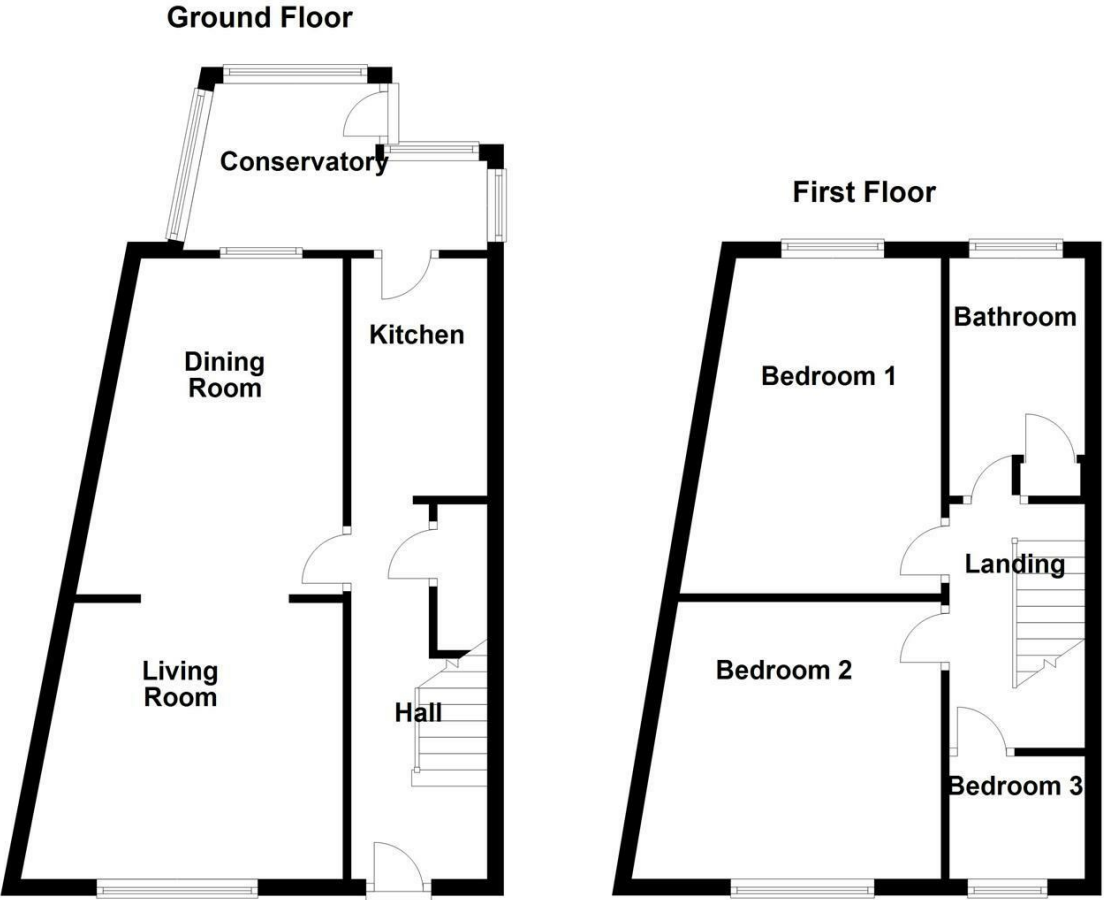




WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

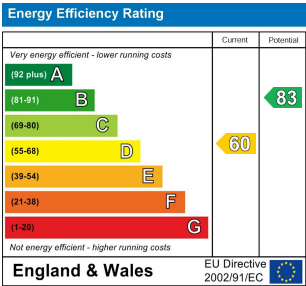


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



163 Leeds Road, Wakefield, WF1 2PS

For Sale By Modern Method Of Auction Freehold Starting Bid £131,000

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated close to Wakefield city centre is this well presented three bedroom end terraced property. Benefitting from off road parking, rear gardens and two reception rooms.

The property comprises of an entrance hall, living room, dining room, kitchen, with conservatory extension. To the first floor landing we have access to three bedrooms and a family bathroom. Externally there is a shared driveway down the side of the property leading to rear parking and storage garage and low maintenance lawns and patio.

The property is ideally situated for Snowhill retail park and Pinderfields Hospital and is well situated for the motorway network for those looking to commute. Recently renovated and modernised it's ready to move into and a viewing is highly recommended.

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



ACCOMMODATION

HALLWAY

Entry through a UPVC double glazed front door to the main hallway, UPVC frosted double glazed window panel to the side, door down to the storage cellar, staircase to the first floor landing, door to dining room, door to kitchen. Dining room then provides access to the living room.

LIVING ROOM

127" (max) x 110" (3.85m (max) x 3.36m)
UPVC double glazed window to the front, central heating radiator, carpet with skirting board, wall mounted feature electric fire, opening through to the dining.

DINING ROOM

136" x 104" (4.12m x 3.17m)
UPVC double glazed window to the rear, central heating radiator, carpet with skirting board.

KITCHEN

98" x 55" (2.97m x 1.66m)
Rear wood framed door to the conservatory, modern fitted kitchen with a row of wall and base units for storage. Stainless steel sink and drainer with mixer tap. Integrated hob and oven with splashback, space for a washing machine, space for a fridge freezer, central heating radiator. Serving hatch into the dining room.



CONSERVATORY

96" x 68" (2.90m x 2.04m)
UPVC double glazed windows to the side, rear and side elevation. UPVC door out to the rear garden.



FIRST FLOOR LANDING

Provides access to three bedrooms and a family bathroom.

BEDROOM ONE

136" x 107" (4.13m x 3.23m)
UPVC double glazed window to the rear, central heating radiator, carpet with skirting.



BEDROOM TWO

111" x 109" (3.39m x 3.30m)
UPVC double glazed window to the front, central heating radiator, carpet with skirting.

BEDROOM THREE

55" x 410" (1.66m x 1.49m)
UPVC double glazed window to the front, carpet with skirting. Potential home office.

BATHROOM

92" x 55" (2.80m x 1.66m)
Frosted UPVC double glazed window to the rear, three piece suite with a bath suite, wash hand basin with mixer tap, W.C., central heating radiator.



OUTSIDE

To the front of the property is a low maintenance garden with soil and bush border, permit parking to the front and a shared driveway which leads round to the rear of the property. To the rear there is a storage garage and parking, a low maintenance lawn with bush and shrubbery border with space for a patio and greenhouse or shed.



COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

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

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.

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.