



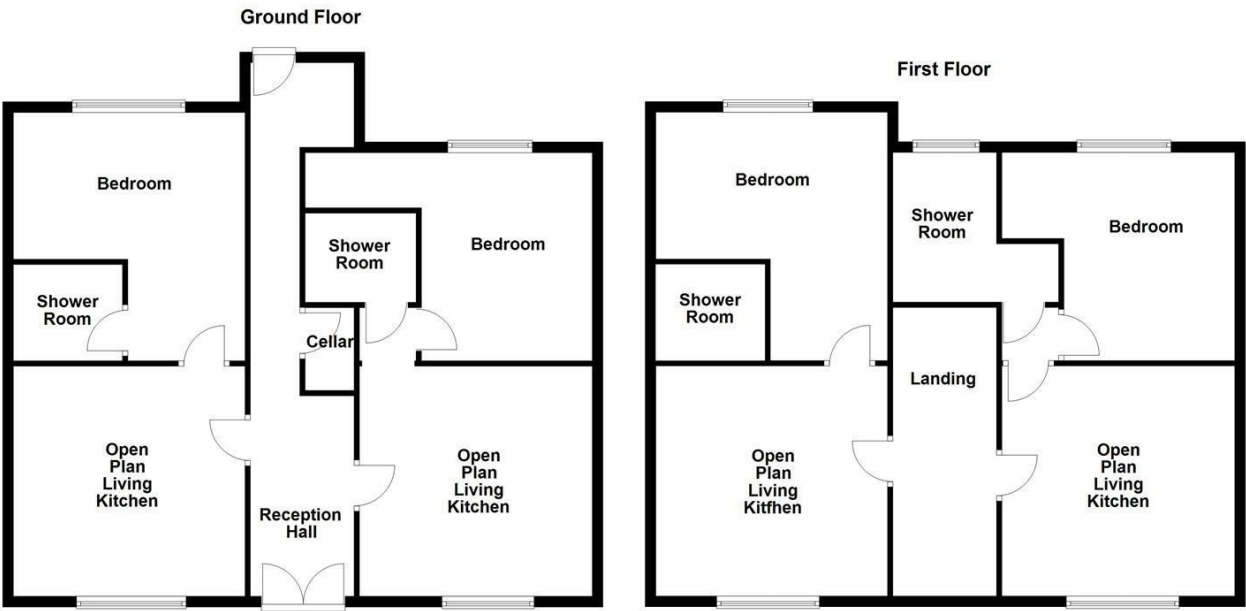
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

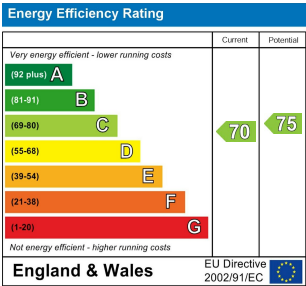


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



32 Peterson Road, Wakefield, WF1 4DX

For Sale Freehold Starting Bid £295,000

For sale by Modern Method of Auction; Starting Bid Price £295,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this period detached house split into four self contained apartments, ideal for the investor with the option to be sold with tenants in situ or with vacant possession.

All with UPVC double glazing and gas central heating. The property briefly comprises of the entrance hall with access to two apartments with door down to the cellar and rear door. Stairs lead to the first floor where there is access to two further apartments. All apartments have an open plan living kitchen, bedroom and shower room. Outside there is a driveway to the side leading to the rear.

The property is located within Wakefield city centre, ideally placed for all the local amenities and schools it has to offer. Wakefield Kirkgate train station is only a short walk away, perfect for those looking travel further afield.

Only a full internal inspection will reveal the potential on offer and a viewing is highly recommended.

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



ACCOMMODATION

RECEPTION HALL

UPVC double glazed French doors, stairs to the first floor landing, door down to the cellar and UPVC double glazed door to the rear yard. Doors to flat 1 and flat 2.

FLAT 1

OPEN PLAN LIVING KITCHEN

14'2" x 14'3" [4.34m x 4.35m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and door to the bedroom.

BEDROOM

15'3" [max] x 9'1" [min] x 14'2" [4.65m [max] x 2.77m [min] x 4.33m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and door to the shower room.

SHOWER ROOM/W.C.

6'6" x 5'10" [1.99m x 1.79m]

Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin and low flush w.c. Central heating radiator and extractor fan.

FLAT 2

OPEN PLAN LIVING KITCHEN

14'4" x 14'1" [4.37m x 4.30m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and doors to the bedroom and shower room.

BEDROOM

12'7" x 9'11" [min] x 13'7" [min] [3.86m x 3.04m [min] x 4.15m [min]]

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

SHOWER ROOM/W.C.

6'4" x 9'11" [1.95m x 3.03m]

Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin and low flush w.c. UPVC double glazed frosted window overlooking the rear elevation, chrome ladder style radiator, central heating radiator and extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation and doors to flat 3 and 4.

FLAT 3

OPEN PLAN LIVING KITCHEN

14'2" x 14'3" [4.34m x 4.35m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and doors to the bedroom.



BEDROOM

15'3" [max] x 9'1" [min] x 14'2" [4.65m [max] x 2.77m [min] x 4.33m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and door to the shower room.



SHOWER ROOM/W.C.

6'6" x 5'10" [1.99m x 1.79m]

Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin and low flush w.c. Central heating radiator and extractor fan.



FLAT 4

OPEN PLAN LIVING KITCHEN

14'4" x 14'1" [4.37m x 4.30m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and doors to the bedroom and shower room.



BEDROOM

12'7" x 9'11" [min] x 13'7" [min] [3.86m x 3.04m [min] x 4.15m [min]]

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



SHOWER ROOM/W.C.

6'4" x 9'11" [1.95m x 3.03m]

Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin and low flush w.c. UPVC double glazed frosted window overlooking the rear elevation, chrome ladder style radiator, central heating radiator and extractor fan.



OUTSIDE

To the rear is a driveway running down the side and 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.

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