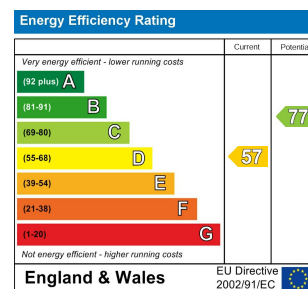


The floor plan shows a rectangular layout. The top half is labeled 'Kitchen/Diner' and contains a sink icon at the top center and a door icon on the right wall. The bottom half is labeled 'Living Room' and contains a door icon on the left wall and a door icon at the bottom center. A staircase is located on the right side, adjacent to the Kitchen/Diner area.

The floor plan shows a rectangular layout. At the top is **Bedroom 1**. Below it is the **Bathroom**. To the right of the Bathroom is a **Landing** area which contains a staircase. At the bottom is **Bedroom 2**. A central hallway connects the rooms, with doorways leading into each. The walls are represented by thick black lines, and the rooms are labeled in bold black text.



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.

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.

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.

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.

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\*

\*your home may be repossessed if you do not keep up repayments on your mortgage



**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



## For Sale Freehold Starting Bid £72,000

For sale by Modern Method of Auction; Starting Bid Price £72,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in Ryhill is this two bedroom mid terrace property benefitting from having been repointed front and back, low maintenance gardens, off road parking and a new consumer unit (September 2024).

The property briefly comprises of the living room and kitchen/diner. Stairs lead to the first floor to two good sized bedrooms and three piece suite bathroom. Outside to the front is an enclosed small pebbled buffer garden. There is off road parking to the rear and a concrete patio area which can provide off road parking for one further vehicle.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Only a full internal inspection will reveal the potential 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.





## ACCOMMODATION

### LIVING ROOM

12'10" x 13'5" [max] x 11'10" [min] [3.92m x 4.09m [max] x 3.62m [min]]

UPVC double glazed entrance door, UPVC double glazed window to the front, central heating radiator, dado rail, gas fireplace with marble hearth, surround and wooden mantle. Door through to the kitchen/diner.



### KITCHEN/DINER

8'11" x 10'2" [2.73m x 3.11m]

Range of 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 electric hob and

extractor hood. Space and plumbing for a washing machine and space for a fridge/freezer. Door to the stairs providing access to the first floor landing, understairs storage cupboard, UPVC double glazed window and frosted door to the rear,

### FIRST FLOOR LANDING

Dado rail, loft access and doors to two bedrooms and bathroom.

### BEDROOM ONE

9'0" x 13'4" [max] x 10'4" [min] [2.75m x 4.08m [max] x 3.16m [min]]

Central heating radiator and UPVC double glazed window to the rear.



### BEDROOM TWO

6'11" x 13'4" [max] x 7'2" [min] [2.13m x 4.08m [max] x 2.2m [min]]

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



### BATHROOM/W.C.

5'6" x 7'2" [max] x 6'0" [min] [1.7m x 2.2m [max] x 1.85m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower head attachment. Central heating radiator and extractor fan.



### OUTSIDE

To the front is a low maintenance small pebbled buffer garden. To the rear is a low maintenance concrete patio area, perfect for outdoor dining and entertaining. There is off road parking to the rear of the property plus additional parking for one vehicle on the patio area.



### 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.