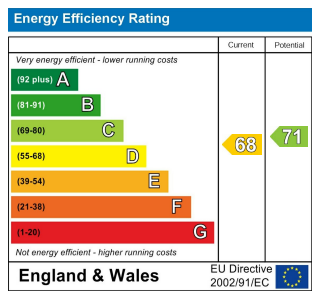


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 18a Blackthorn Way, Wakefield, WF2 0HN

### For Sale By Modern Method Of Auction Leasehold Starting Bid £45,000

For sale by Modern Method of Auction; Starting Bid Price £45,000 plus reservation fee. Subject to an undisclosed reserve price.

A two bedroom first floor apartment benefitting from off road parking and an attractive private garden.

The property briefly comprises of the entrance hall with stairs to the first floor which provides access to two bedrooms, bathroom, lounge/diner and kitchen. Externally there is off road parking in a communal car park. To the rear is a private lawned garden with patio area, perfect for outdoor dining.

Ideal for the first time buyer or investor, an early viewing comes highly recommended.

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





#### ACCOMODATION

##### ENTRANCE HALL

Timber framed front entrance door with stairs to the first floor landing.

##### FIRST FLOOR

Loft access, doors to the two bedrooms, lounge/diner and bathroom.

##### BEDROOM ONE

12'5" x 9'7" [max] x 8'8" [min] [3.8m x 2.93m [max] x 2.65m [min]]

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



##### BEDROOM TWO

9'5" x 7'5" [2.88m x 2.28m]

Overstairs storage cupboard, UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

8'6" x 6'4" [max] x 3'9" [min] [2.6m x 1.95m [max] x 1.16m [min]]

UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Storage cupboard housing the Ideal combi boiler.



##### LOUNGE/DINER

16'7" x 11'6" [5.06m x 3.53m]

UPVC double glazed window to the front, central heating radiator and gas fireplace with marble heath, surround and wooden mantle.

##### KITCHEN

9'10" x 8'6" [3.0m x 2.6m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven, four ring gas hob with extractor hood. Space and plumbing for a washing machine and fridge/freezer. Spotlights and UPVC double glazed window to the front.

##### OUTSIDE

There is off road parking in a communal car park. There is a lawned garden and paved patio area, perfect for outdoor dining and entertaining with a brick built outdoor store. There is bin access running at the back of the garden for the neighbours.



##### LEASEHOLD

The ground rent £25.00 [pa]. The remaining term of the lease is 53 years [2025. A copy of the lease is held on our file at the Wakefield office.

##### COUNCIL TAX BAND

The council tax band for this property is A.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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.