



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

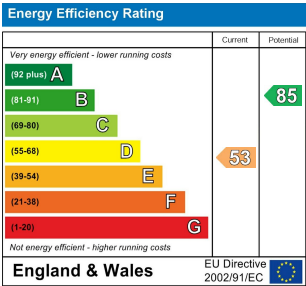


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



25 Oxford Street, Wakefield, WF1 5HY

For Sale Freehold Starting Bid £108,000

For sale by Modern Method of Auction; Starting Bid Price £108,000 plus reservation fee. Subject to an undisclosed reserve price.

In need of a full refurbishment but with great potential, benefitting from three bedrooms and accommodation spanning over three floors, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall leading to an inner hallway, which provides access to the cellar, the first floor landing, and doors to both the living room and the kitchen diner. The kitchen diner also offers access to the rear of the property and the downstairs wet room. On the first floor landing, there is access to bedrooms one and three, the house bathroom, and stairs to the second floor landing. The second floor landing leads to bedroom two. At the front of the property, there are planted features and a paved pathway to the front door, enclosed by surrounding walls. To the rear, you'll find additional planted features, a paved patio area ideal for outdoor dining and entertaining, and access for those on the terrace to store their bins.

The property is within walking distance to all the local amenities and schools located nearby as well as being close to main bus routes travelling to and from Wakefield city centre. Both the M62 and M1 motorway links are also within easy reach ideal for those commuting to Leeds, Sheffield and Manchester.

This property would make an ideal purchase for a range of buyers, especially the first time buyer, small family and especially the investor looking for a buy to let. Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.

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



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC and stained glass double glazed front door to the entrance hall, timber door into inner hallway.

INNER HALLWAY

Stairs providing access for the first floor landing, access to the cellar, central heating radiator. Doors to an understairs storage cupboard, the living room and an opening to the kitchen/diner.

LIVING ROOM

12'9" x 14'3" [max] x 13'0" [min] [3.9m x 4.36m [max] x 3.97m [min]]

Two timber framed single pane windows to the front, central heating radiator, coving to the ceiling, decorative fireplace with tiled hearth surround and wooden mantle.

KITCHEN/DINER

12'7" x 12'11" [max] x 11'2" [min] [3.84m x 3.95m [max] x 3.42m [min]]

Frosted UPVC double glazed door to the side, two UPVC double glazed windows to the side and rear, central heating radiator, opening to a further hallway. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, integrated five ring gas hob with extractor hood above, integrated oven, space and plumbing for washing machine, integrated dishwasher, integrated tumble dryer, space for an American style fridge freezer.

FURTHER HALLWAY

Boiler, door through to the wet room.

WET ROOM

4'9" x 6'11" [1.46m x 2.12m]

Frosted UPVC double glazed window to the side, central heating radiator. Low flush W.C., pedestal wash basin, electric shower head attachment, full tiling.

FIRST FLOOR LANDING

Timber framed single pane window to the front, stairs providing access to the second floor landing, central heating radiator, loft access. Doors to bedrooms one, three and the house bathroom.

BEDROOM ONE

12'9" x 14'3" [max] x 13'0" [min] [3.9m x 4.36m [max] x 3.97m [min]]

Two timber framed single pane windows to the front, central heating radiator.

BEDROOM THREE

6'4" x 12'6" [1.95m x 3.83m]

Two timber framed single pane windows to the side and rear, central heating radiator.

BATHROOM

9'3" x 6'3" [max] x 5'1" [min] [2.82m x 1.92m [max] x 1.55m [min]]

Central heating radiator. 'P' shaped bath with mixer tap, low flush W.C..

SECOND FLOOR LANDING

Timber framed single pane window to the front, central heating radiator. Door to bedroom two.

BEDROOM TWO

12'9" x 14'3" [max] x 13'0" [min] [3.9m x 4.36m [max] x 3.97m [min]]

Two timber framed single glazed windows to the front.



OUTSIDE

To the front of the property the garden is mainly planted features with walls surrounding and a paved pathway to the front door. To the rear of the property there are some planted features and a paved patio area, perfect for outdoor dining and entertaining purposes with access for those on the terrace for their bins.



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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment. Please be advised that viewings at the property pose as a potential trip hazard. Children are not permitted during property viewings.

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.

PLEASE NOTE

Please note: the house bathroom is not connected to any plumbing.