

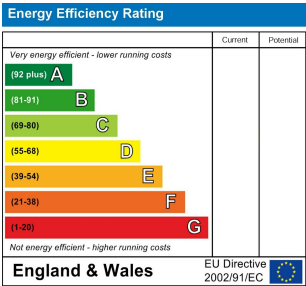


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 44 Bond Street, Wakefield, WF1 2QP

### For Sale By Modern Method Of Auction Freehold Starting Bid £165,000

For sale by Modern Method of Auction; Starting Bid Price £165,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this commercial building which is an end terraced property and is enjoying spacious accommodation over four floors. Benefitting from a ground floor barbers shop, a lower ground floor hair salon and two bedrooms, this property is certainly not one to be missed.

The property briefly comprises of entry through a front door into the barbers shop which has access to a W.C. and a door through to the rear hallway where there is a staircase downstairs to the lower ground floor and upstairs to the first and second floors. Downstairs, to the lower ground floor there is entry into a galley kitchen, a door to the rear of the property and entry into the reception/ hair salon. From the reception/hair salon there is a door to the W.C. and a door to the boiler cupboard. Upstairs, to the first floor landing, there is stairs up to the second floor landing, access to the living room, bedroom one, the W.C. and an opening to the kitchen. The second floor landing opens up into the second bedroom. Bedroom two has access to the en suite shower room with Velux windows and eaves access. Outside, to the front of the property there is direct access into the property. To the rear of the property there is a paved off road parking space with a gate providing access into a side garden which is fairly low maintenance.

The property itself is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre and the Wakefield Westgate train station is a ten minute walk away, perfect for the commuter looking to travel further afield, as well as the motorway being only a short distance away.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid any disappointment.

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





## ACCOMMODATION

### GROUND FLOOR HALLWAY

Door providing access into the barbers shop, curved handrail with a timber door housing the staircase leading to the lower ground floor.

### BARBER SHOP

28'6" x 14'0" [max] x 13'0" [min] [8.71m x 4.28m [max] x 3.97m [min]]  
Feature archway into the barber shop. Timber single glazed sash window to the front, UPVC double glazed sash window to the rear, three central heating radiators, fireplace with tiled hearth and cast iron detail with painted interior and solid wood surround, coving to the ceiling, door into the hallway, door providing access into a W.C.. A range of high gloss base units, stainless steel sink and drainer unit with Swann neck, plumbing and drainage for a washing machine, space for a undercounter dryer, spotlights.

### W.C.

4'1" x 4'2" [1.27m x 1.28m]  
Low flush W.C. with concealed cistern, wash basin with mixer tap built into a vanity unit. Coving to the ceiling.

### LOWER GROUND FLOOR

Timber door providing access to the rear of the property. central heating radiator, opening providing access into the studio, door providing access into the galley kitchen.

### HAIR STUDIO

13'8" x 14'2" [4.17m x 4.32m]  
Timber single glazed sash window to the rear, central heating radiator, spotlights, wall mouldings, door into a boiler cupboard, opening into the reception area.



### RECEPTION/FURTHER STUDIO

15'5" x 14'9" [max] x 9'7" [min] [4.72m x 4.51m [max] x 2.94m [min]]  
Spotlights, wall mouldings, door providing access into the W.C..

### GALLEY KITCHEN

10'4" x 4'0" [3.15m x 1.24m]  
A range of base units with laminate worksurface over, 1 1/2 stainless steel sink and drainer with mixer tap, space for a large freestanding fridge freezer. Timber door providing access into a store room.



### W.C.

5'4" x 2'5" [1.64m x 0.74m]  
Low flush W.C., wall hung wash basin with mixer tap, dado rail, spotlights.

### FIRST FLOOR LANDING

Staircase with handrail leading to the second floor. Central heating radiator, base storage units, partial ornate coving to the ceiling. Opening to the kitchen, doors to bedroom one, the living room and the W.C..

### KITCHEN

6'3" x 6'11" [1.91m x 2.13m]  
Timber single glazed frosted sash window to the front, central heating radiator, coving to the ceiling. A range of bench units with laminate worksurface over, space for a fridge and freezer, space for an oven and grill.

### LIVING ROOM

14'2" x 14'5" [4.32m x 4.41m]  
Timber single glazed sash window to the rear, ornate coving to the rear, decorative wooden surround, picture rail, access to a storage cupboard.



### W.C.

3'11" x 4'0" [1.21m x 1.24m]  
Timber single glazed frosted glass window to the side. Low flush W.C., wash basin with two taps.

### BEDROOM ONE

11'11" x 13'11" [3.65m x 4.26m]  
Timber single glazed sash window to the front, coving to the ceiling, picture rail, central heating radiator, decorative wooden surround.



### SECOND FLOOR LANDING

Timber single glazed window to the rear, opening into bedroom two.

### BEDROOM TWO

9'10" x 14'2" [max] x 12'7" [min] [3.0m x 4.34m [max] x 3.85m [min]]  
Timber single glazed sash window to the rear, opening to the en suite shower room.

### EN SUITE SHOWER ROOM

8'2" x 8'5" [2.49m x 2.58m]  
Timber single glazed Velux window to the front, door to the eaves. Walk in shower cubicle with glass shower screen and electric shower within.



### OUTSIDE

To the rear of the property there are steps down to the lower ground floor with a pebbled area to the left and an archway providing access into the side garden. There is also a paved driveway providing off road parking for one vehicle.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.

### 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

There is a tenant currently in the property with a break clause in the lease for December which we understand is being exercised.