



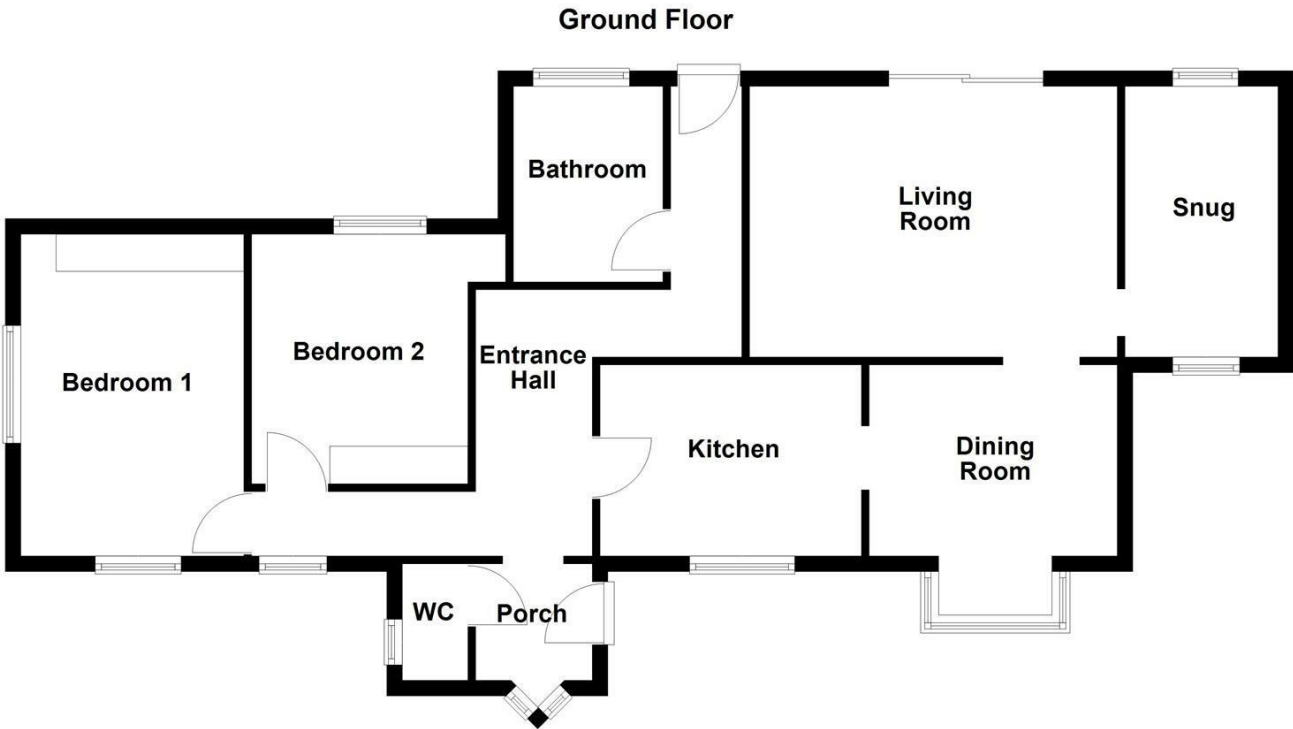
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

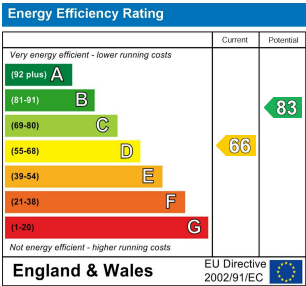


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 470 Denby Dale Road East, Durkar, Wakefield, WF4 3AE

### For Sale Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price.

An excellent opportunity has arisen to acquire this well presented two bedroom detached family home, offering spacious accommodation and set within a popular residential area. The property benefits from two double bedrooms with fitted wardrobes, driveway with garage and attractive gardens.

The property briefly comprises of a welcoming front porch incorporating a guest w.c., entrance hall providing access to two double bedrooms, modern four piece house bathroom, a well appointed kitchen with separate dining area and a large living room with an adjoining snug. Externally, to the front there is a tarmacadam driveway providing ample off road parking which leads up to a single detached garage. A paved pathway guides you to the front entrance, complemented by an external light. The gardens are a particular feature of this home, to the side, there is an attractive lawned garden with a paved patio and established planted borders, while to the rear a generous low maintenance paved patio area provides an ideal setting for outdoor dining and entertaining, with a cast iron gate giving access back to the driveway.

Situated in the highly desirable of Durkar, the property is ideally located within walking distance of local shops, schools, and amenities, with main bus routes providing excellent transport links to and from Wakefield city centre. The M1 motorway is only a short drive away, making this home perfectly placed for those commuting further afield.

Offered with great potential and in a sought-after setting, an early viewing is highly recommended to fully appreciate everything this quality home has to offer.

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





ACCOMMODATION

PORCH

UPVC double glazed entrance door, fully tiled floor, central heating radiator, UPVC double glazed window to the front aspect, coving to the ceiling with an opening into the entrance hall and a door into the w.c.

W.C.

2'9" x 4'10" [0.84m x 1.49m]  
Fully tiled floor, wall mounted wash basin with tiled splashback, low flush w.c., UPVC frosted window and coving to the ceiling.

ENTRANCE HALL

Laminate flooring, coving to the ceiling, central heating radiator, UPVC double glazed window to the front aspect, loft access, partial picture rail, UPVC double glazed rear entrance door and two further central heating radiators. Access to two bedrooms, the kitchen, house bathroom and living room.

BEDROOM ONE

9'5" x 13'6" [2.89m x 4.13m]  
UPVC double glazed windows to the front and side aspect, laminate flooring, central heating radiator, coving to the ceiling and fitted wardrobes to one wall providing a wealth of storage.



BEDROOM TWO

10'5" x 9'9" [min] x 10'10" [max] [3.20m x 2.98m [min] x 3.32m [max]]  
UPVC double glazed window to the rear aspect, central heating radiator, laminate flooring, fitted wardrobes to one wall and coving to the ceiling.



KITCHEN

10'11" x 8'1" [3.34m x 2.47m]  
A range of wall and base units with laminate work surfaces over, inset 1.5 stainless steel sink and drainer with mixer tap, UPVC double glazed window overlooking the front aspect and a combi boiler housed within a cupboard. Plumbing and space for a washing machine, space for a dryer under the counter and space for a small fridge or freezer. Integrated oven and grill with four ring gas hob and cooker hood above. Coving to the ceiling, display cabinets with built in downlights and a feature archway into the dining room.

DINING ROOM

11'3" x 8'2" [3.43m x 2.49m]  
Laminate flooring, UPVC bay window to the front aspect, UPVC window to the side aspect, coving to the ceiling, central heating radiator and archway into the living room.



LIVING ROOM

11'5" x 15'7" [3.50m x 4.77m]  
UPVC double glazed window to the rear aspect, marble hearth, matching interior and decorative surround (no fire currently in place). Coving to the ceiling, central heating radiator and archway into the snug.



SNUG

12'1" x 6'6" [3.69m x 1.99m]  
UPVC double glazed windows to the front and rear, central heating radiator and coving to the ceiling.



BATHROOM/W.C.

6'10" x 8'2" [2.09m x 2.50m]  
Four piece suite comprising enclosed corner shower cubicle with mixer shower, freestanding double ended bath with central taps, low flush w.c. and pedestal wash basin with two taps. Fully tiled walls and floor, central heating radiator, coving to the ceiling, UPVC frosted double glazed window to the rear aspect and wall mounted shaver socket.



OUTSIDE

To the front, a tarmac driveway provides off road parking leading up to a detached single garage with manual up and over door. The garage has a UPVC double glazed side window, with a cast iron gate providing access into the driveway. A tarmac pathway leads to the front entrance door with outside light. To the side, a paved pathway runs parallel to the front with planted borders and bushes, leading to an attractive lawned garden. The rear offers a paved patio area, perfect for outdoor dining and entertaining, with mature planting, stone walling, and timber fencing.



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.

COUNCIL TAX BAND

The council tax band for this property is D.

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.