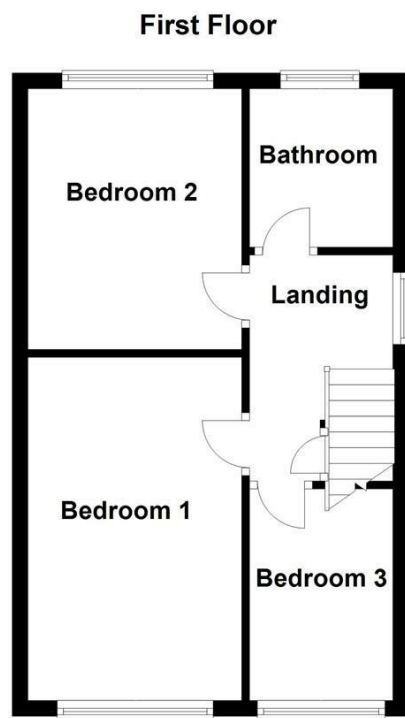
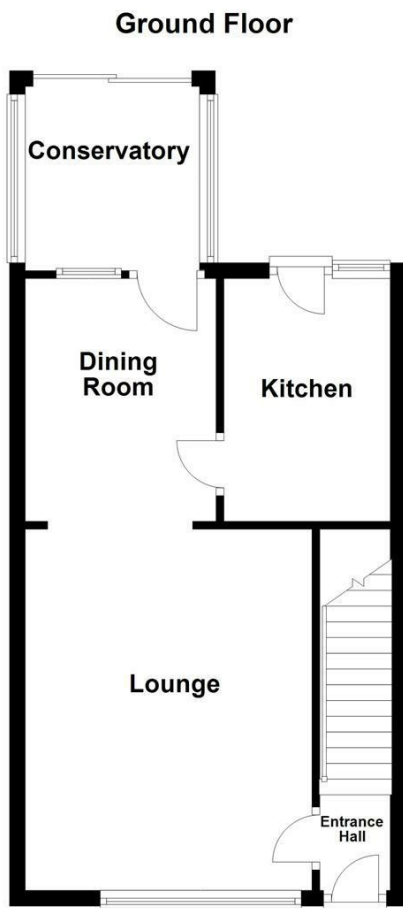


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



19 Meadow Lane, Wakefield, WF2 0HB

For Sale By Modern Method Of Auction Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

In need of some updating yet offering fantastic potential, this three bedroom semi detached home is set back from the main roadside and benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, conservatory, and kitchen. To the first floor, there are three well proportioned bedrooms and the main house bathroom. Externally, the property offers gardens to both the front and rear, along with a driveway providing off street parking.

Situated in a convenient and popular location, the property is well placed for local amenities including shops, schools, supermarkets, and regular bus routes, with excellent access to the motorway network for those commuting further afield.

Offered for sale with no onward chain and vacant possession, this property presents an ideal opportunity for a first time buyer, couple, or investor looking to modernise and add their own personal touch. Early viewing is highly recommended.

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



ACCOMMODATION

ENTANCE HALL

A UPVC entrance door into the entrance hall, which features a central heating radiator, stairs to the first floor landing and a dado rail.

LOUNGE

14'6" x 12'0" [4.44m x 3.68m]

A bright, spacious reception room with laminate flooring, dado rail and space for a feature fire with marble hearth. A central heating radiator and a double glazed UPVC window to the front elevation.

DINING ROOM

10'2" x 8'0" [3.10m x 2.46m]

A perfect space for family dining and entertaining, with a radiator, laminate flooring, dado rail and a double glazed UPVC door with side window panel leading into the conservatory. There is also a door through to the kitchen.



KITCHEN

7'0" x 11'1" [2.14m x 3.40m]

A range of wall and base units with work surfaces over, incorporating a 1½ bowl sink and drainer with mixer tap, a four ring gas hob, space for a fridge freezer and plumbing for a washing machine. A double glazed UPVC window and UPVC door leading out to the rear garden, along with additional wall mounted cupboards for storage.



CONSERVATORY

7'8" x 7'4" [2.35m x 2.26m]

Fully double glazed with UPVC windows and provides access to the rear garden.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, dado rail and a double glazed UPVC window to the side elevation. There are doors to three bedrooms, the house bathroom and an airing cupboard.

BEDROOM ONE

9'1" x 14'4" [2.77m x 4.39m]

A spacious double bedroom with central heating radiator, dado rail and double glazed UPVC window to the front elevation.



BEDROOM TWO

9'0" x 10'11" [2.76m x 3.35m]

A good sized double bedroom with central heating radiator, dado rail and double glazed UPVC window to the rear elevation.



BEDROOM THREE

6'0" x 8'9" [1.85m x 2.67m]

A single bedroom featuring coving to the ceiling, central heating radiator, dado rail and double glazed UPVC window to the front elevation.

BATHROOM/W.C.

5'10" x 6'6" [1.80m x 2.00m]

A three piece suite including a low flush w.c., pedestal wash basin, and a panelled bath with electric shower over. Fully tiled, with tiled flooring, a central heating radiator and a double glazed frosted UPVC window to the rear elevation.



OUTSIDE

To the front of the property, there is gated access leading to a driveway, providing off-street parking, and a small garden area. The rear garden is low maintenance, featuring a pebbled area, small lawn section and a timber framed shed. It is ideal for outdoor seating or storage.



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.