



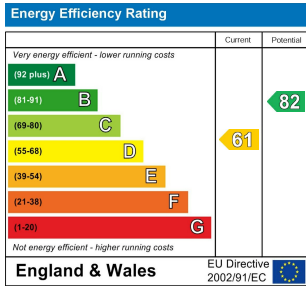
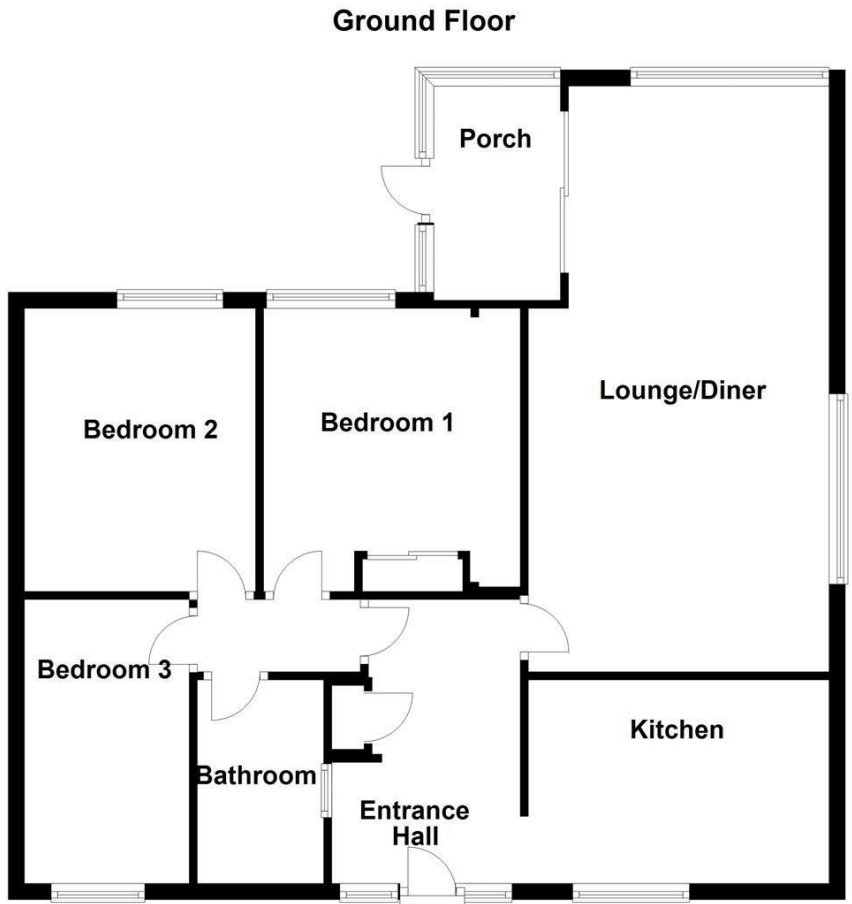
WAKEFIELD
01924 291 294

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.



46 Ullswater Road, Dewsbury, WF12 7PR
For Sale By Modern Method Of Auction Freehold Starting Bid £225,000

For sale by Modern Method of Auction; Starting Bid Price £225,000 plus reservation fee. Subject to an undisclosed reserve price.

This well proportioned three bedroom detached bungalow is situated in a popular residential location.

The accommodation briefly comprises of entrance hall, fitted kitchen, spacious through lounge/diner with porch off, inner hallway leading to three bedrooms and bathroom/w.c. The property is set on a pleasant plot and offers attractive gardens to the front and rear, as well as benefiting from a driveway providing ample off street parking leading to the single garage.

The property requires a degree of modernisation however offers excellent potential with the space on offer and being in an ideal residential location and conveniently situated for amenities and good transport links on hand.

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



ACCOMMODATION

ENTRANCE HALL

74" (max) x 11'2" (2.25m (max) x 3.42m)

UPVC double glazed front entrance door with windows to either side, doors to the kitchen, spacious lounge/diner and inner hallway. Useful in built storage cupboard and double central heating radiator.

KITCHEN

81" x 11'3" (2.48m x 3.45m)

Fitted kitchen with range of wall and base units with complementary granite work surface over incorporating sink and drainer unit, four ring gas hob with extractor hood over, in built electric double oven, space and plumbing for an under counter automatic washing machine and space for a larder style fridge/freezer. UPVC double glazed window to the front, vinyl floor tiles, strip light and serving hatch through to the lounge/diner.

LOUNGE/DINER

120" (max) x 24'3" (3.67m (max) x 7.41m)

UPVC double glazed windows to the side and rear with pleasant outlook towards the garden and views beyond, two double central heating radiators, carpeted flooring and feature fireplace with gas fire inset. Sliding screen doors to the side porch.



SIDE PORCH

51" x 8'10" (1.57m x 2.70m)

Timber glazed windows to the rear and side with timber door leading to the rear garden.



INNER HALLWAY

Doors to three bedrooms and the bathroom.

BEDROOM ONE

10'4" (max) x 12'5" (max) (3.17m (max) x 3.79m (max))

UPVC double glazed window to the rear, a range of bedroom storage, central heating radiator and carpeted flooring.



BEDROOM TWO

9'5" x 12'2" (2.88m x 3.71m)

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



BEDROOM THREE

6'7" x 10'11" (2.02m x 3.35m)

UPVC double glazed window to the front, carpeted flooring and central heating radiator.

BATHROOM/W.C.

7'10" x 5'0" (2.41m x 1.53m)

Three piece suite comprising larger than average walk in shower with glazed sliding screen door and shower over, vanity wash hand basin with chrome mixer tap and low flush w.c. Fully tiled walls, vinyl flooring, central heating radiator, extractor fan and spotlights to the ceiling. Window through to the entrance hall.



OUTSIDE

To the front of the property is an attractive and well maintained lawned garden with mature bed borders and driveway leading down the side of the property providing ample off street parking and leading to the single garage with up and over door. To the rear is a good sized garden which is mainly lawned with paved patio seating area and raised decked area with range of mature shrubs and bed borders.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Ossett 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.