



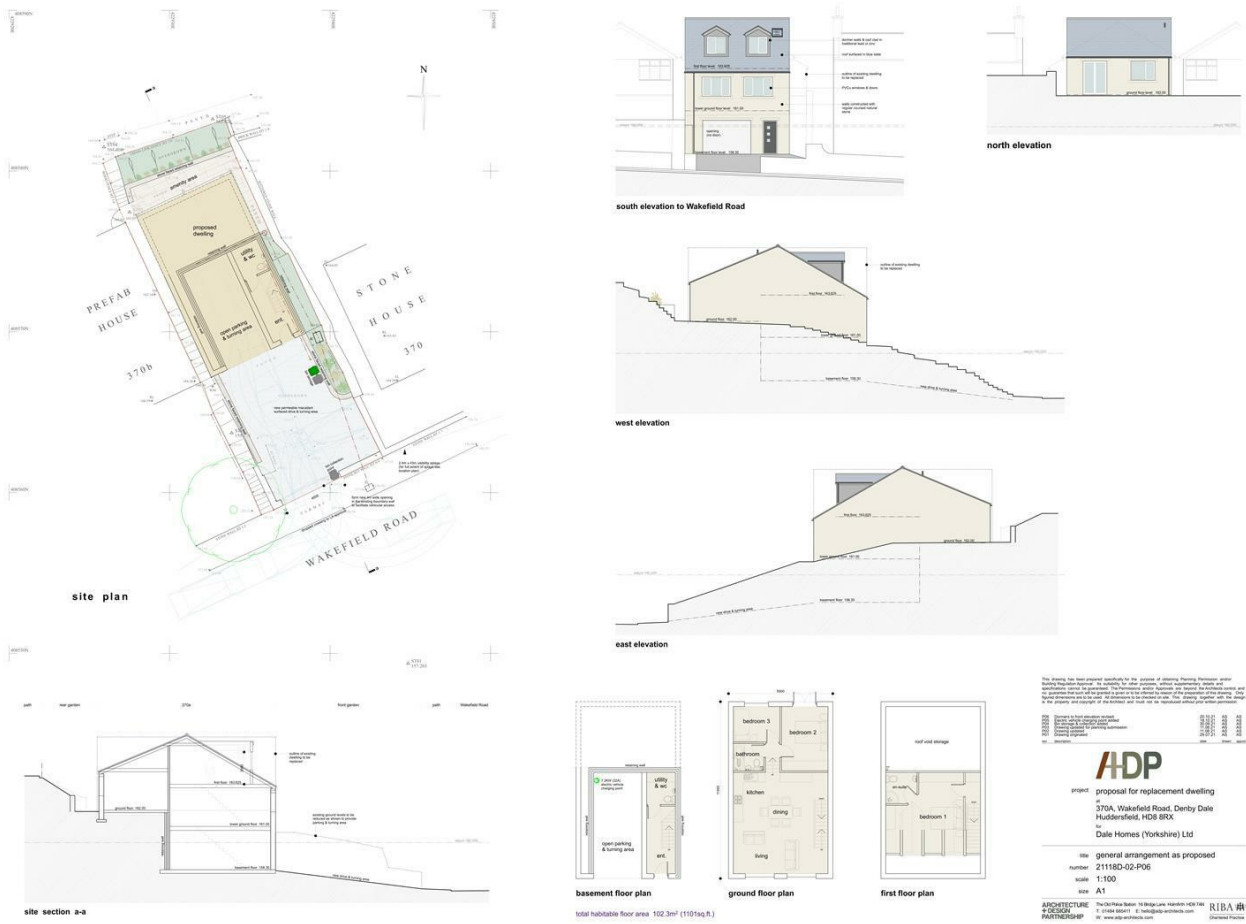
WAKEFIELD  
01924 291 294

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

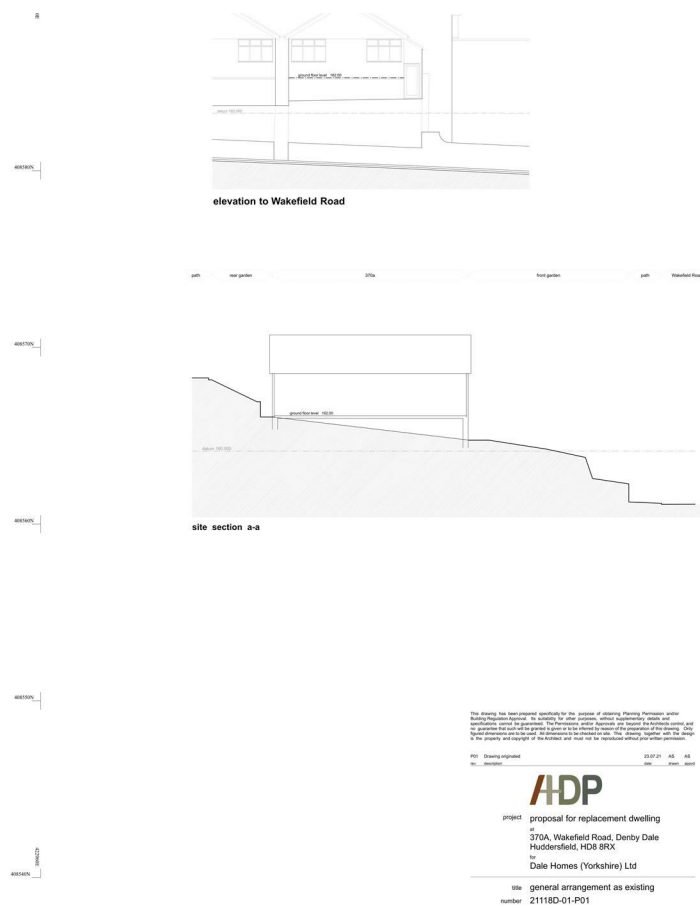
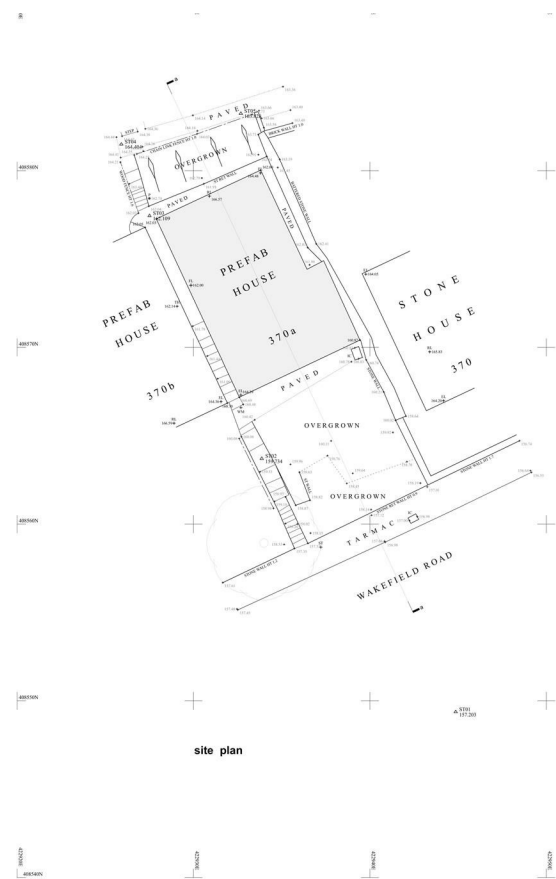
**370A Wakefield Road, Denby Dale, HD8 8RX**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £50,000**

For sale by Modern Method of Auction; Starting Bid Price £50,000 plus reservation fee. Subject to an undisclosed reserve price. Ideally suited for developers and private self builders is this parcel of land, which currently occupies a derelict former detached bungalow in the heart of Denby Dale village.

There is currently planning permission in place [Planning permission 2021/62/93327/E] for the demolition of this former prefabricated building and for the erection of a new detached dwelling. The proposed plans show a three bedroom detached home set over three floors.

Viewing of this former pre-fabricated building should be limited to the perimeter or by qualified property professionals given the current condition. Offered with no chain involved, the dwelling/parcel of land is situated in a popular village position with shops, schools and restaurants nearby. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

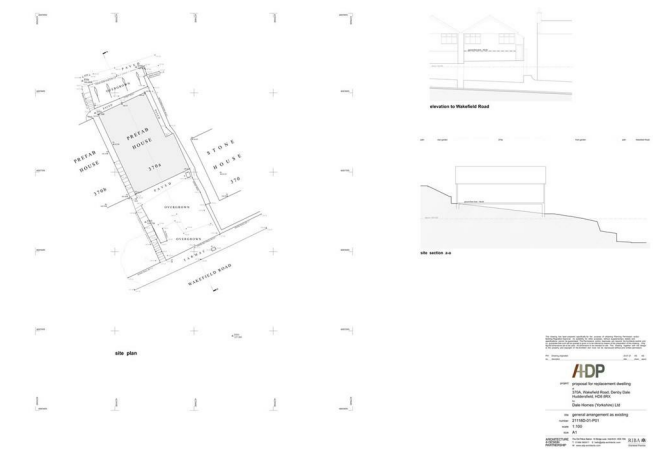




If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact 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.



370B Wakefield Road is also on the market available by modern method of auction. A two bedroom detached pre-fabricated bungalow. The option to purchase both buildings may appeal to those looking at the potential of a larger overall plot, subject to the consents.

**PLEASE NOTE**  
Planning permission for the erection of a three bedroom detached dwelling with parking beneath. The planning permission is 2021/62/93327/E].

The property is of non standard construction, which may impact a purchasers ability to raise mortgage finance. Further details are available on request.



**COUNCIL TAX BAND**

The council tax band for this property is C

**ENQUIRIES**

Please contact our Ossett office for more information.

**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].

