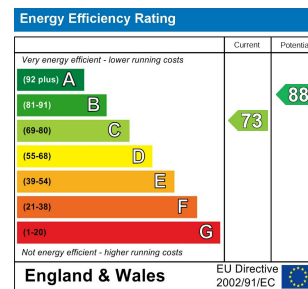
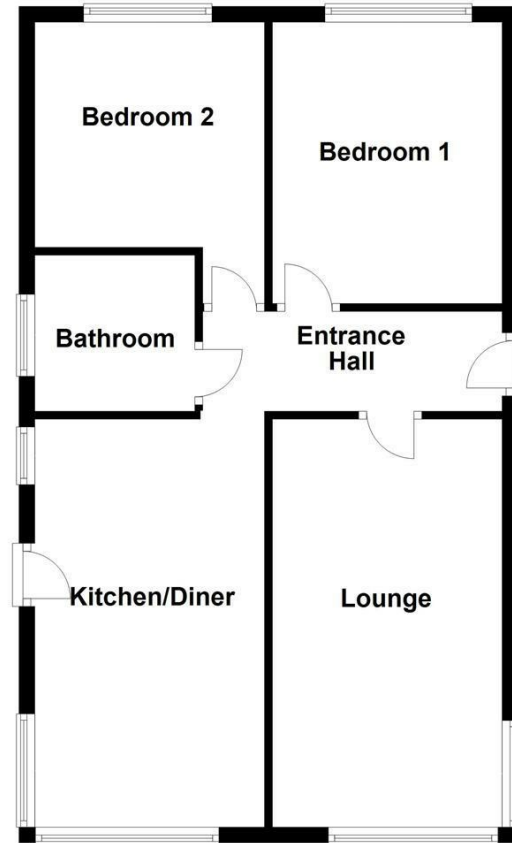




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**Ground Floor**



**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.



**370B Wakefield Road, Denby Dale, HD8 8RX**

**For Sale By Modern Method Of Auction Freehold Starting Bid £110,000**

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price. Well maintained throughout and offered for sale with no chain involved and vacant possession is this two bedroom detached pre-fabricated bungalow benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, kitchen diner, two bedrooms and bathroom/w.c. Outside there are gardens to the front and rear.

The property is well placed to local amenities within this popular village of Denby Dale with shops, schools and bus routes nearby as well as train station. An ideal opportunity for developers or those looking it put their own stamp on. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.





#### ACCOMMODATION

##### 370A Wakefield Road

370A Wakefield Road is also on the market available by modern method of auction. Ideally suited for developers and private self builders is this parcel of land, which currently occupies a derelict former detached bungalow. 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 option to purchase both buildings may appeal to those looking at the potential of a larger overall plot, subject to the consents as planning may be granted to 370B of same similarity to 370A.

##### KITCHEN DINER

16'11" x 9'8" (5.16m x 2.97m)

UPVC side entrance door. Wall and base units with work surfaces over incorporating sink and drainer, integrated oven and grill, four ring electric hob with pull out filter hood over, integrated fridge and freezer, plumbing for washing machine, UPVC double glazed window to the front, two UPVC double glazed windows to the side, laminate flooring, coving to the ceiling, tiled flooring and doorway into the entrance hall.



##### ENTRANCE HALL

Loft access, laminate flooring, radiator, UPVC side entrance door, coving to the ceiling, doors to two bedrooms, lounge and bathroom/w.c.

##### LOUNGE

16'10" x 9'10" (5.14m x 3.01m)

UPVC double glazed window to the front, UPVC double glazed window to the side, radiator, coving to the ceiling, fire surround with space for a feature fire.



##### BEDROOM ONE

9'10" x 11'7" (3.02m x 3.54m)

UPVC double glazed window to the rear, radiator, laminate flooring, coving to the ceiling.



##### BEDROOM TWO

10'2" x 9'8" plus walk in area (3.11m x 2.95m plus walk in area)

UPVC double glazed window to the rear, radiator, coving to the ceiling and laminate flooring.



##### BATHROOM/W.C.

6'10" x 6'7" (2.09m x 2.01m)

Low flush w.c., panelled bath with mixer shower over, wash basin with vanity cupboards, tiled walls, tiled effect flooring, heated chrome towel rail, UPVC double glazed frosted window to the side.



##### OUTSIDE

Garden area to the rear. Enclosed garden to the front.

##### PLEASE NOTE

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

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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 Ossett 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.