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## 77 High Street, Thornhill, Dewsbury, WF12 0PS

### For Sale Freehold By Auction £80,000

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus reservation fee. Subject to an undisclosed reserve price.

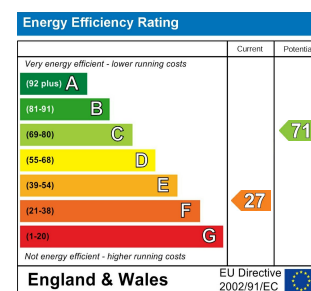
Occupying a fantastic plot is this three bedroom detached property benefitting from far reaching views of surrounding countryside, garage and rear off road parking. The property is in need of rebuilding throughout however boasts plenty of potential.

The property briefly comprises of entrance porch, living/dining room and kitchen. The first floor landing has access to bedroom and house bathroom/w.c. With further steps up to a second floor landing with two further bedrooms. Externally the property has a garden to the rear with steps up to a detached storage garage and off road parking for one vehicle.

Situated in Thornhill, the property is ideally located for local shops and amenities whilst being only a short drive away from Horbury.

A viewing is highly recommended.

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



#### 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.

#### 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



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## ACCOMMODATION

### ENTRANCE PORCH

11'8" x 5'9" [3.58m x 1.76m]

Wood framed door and window to the front, door leading through to the living/dining room.

### LIVING/DINING ROOM

27'4" x 20'11" [8.35m x 6.38m]

Wood framed single glazed windows to the front and side, open brick fireplace and central heating radiator. Steps leading down to the kitchen.

Double doors leading out to the rear garden and staircase to the first floor landing.



## KITCHEN

### FIRST FLOOR LANDING

Access to bedroom and bathroom. Staircase to a further landing.

### BEDROOM ONE

6'8" x 11'10" [2.04m x 3.61m]

UPVC double glazed window and central heating radiator.



### BATHROOM/W.C.

12'9" x 6'8" [3.90m x 2.05m]

Four piece suite comprising w.c., wash hand basin,

bath suite and separate shower cubicle. Central heating radiator and two original single glazed windows to the rear.



## SECOND FLOOR LANDING

Access to two further bedrooms.

### BEDROOM TWO

15'5" x 11'0" [4.70m x 3.37m]

UPVC double glazed window to the rear, central heating radiator and fitted storage to one side.

### BEDROOM THREE

14'7" x 9'1" [4.45m x 2.77m]

Original wood framed double glazed window to the front and central heating radiator.

## OUTSIDE

The property has a lawn to the front with bush and shrubbery border surrounding and side patio seating area. To the rear is a garden with steps up to off road parking for one vehicle and storage garage with up and over door.

## COUNCIL TAX BAND

The council tax band for this property is E.

## 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.