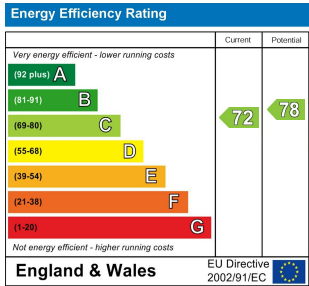


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Hollyroyd House Bank Street, Dewsbury, WF12 7DF

For Sale Leasehold Starting Bid £30,000

For sale by Modern Method of Auction; Starting Bid Price £40,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated close to Dewsbury town centre is this lower level two bedroom apartment benefiting from parking and open plan living.

The accommodation comprises of an entrance porch into an open plan living/bedroom, kitchen, bathroom and second bedroom, currently used as a dining room. There is a small yard outside and parking space for those that live within the building.

Ideally located for Dewsbury town centre and all amenities that is to offer. Only a short drive away from Dewsbury train station and those looking to commute further afield for work.

Would make superb first home or rental investment and as viewing is highly recommended.

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



ACCOMMODATION

LIVING ROOM

17'5" max x 14'1" [5.33m max x 4.30m]

Wooden entrance door. Central heating radiator and access to bedroom two/dining room, bathroom and an open plan bedroom, which leads to the kitchen.



BEDROOM TWO/DINING ROOM

13'6" x 7'9" [4.12m x 2.37m]

UPVC double glazed window to the front elevation, central heating radiator.



BEDROOM

9'7" x 7'5" [2.93m x 2.27m]

Open plan and with door into the kitchen.



KITCHEN

11'1" x 7'2" [3.40m x 2.19m]

Wall and base units for storage with wood effect laminate worktops, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer, gas hob with integrated oven, tiled splashback and cooker hood. Central heating radiator.

BATHROOM/W.C.

5'8" x 8'5" [1.74m x 2.57m]

Wall mounted shower over the bath, wash hand basin with mixer tap, low flush w.c., central heating radiator and extractor fan. Partially tiled walls.



OUTSIDE

Steps down to a lower front yard. Communal parking for residents.



LEASEHOLD

The service charge is £45.00 [pcm] and ground rent £200.00 [pa]. The remaining term of the lease is 79 years [2024]. A copy of the lease is held on our file at the Ossett office.

COUNCIL TAX BAND

The council tax band for this property is A

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.