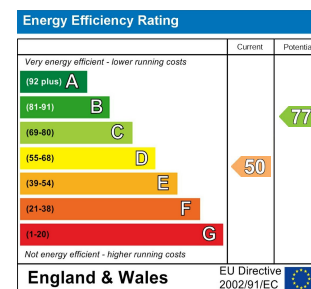
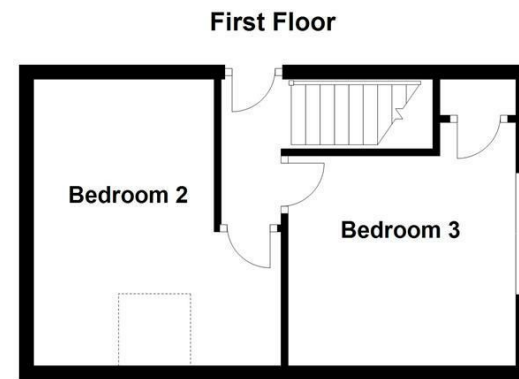
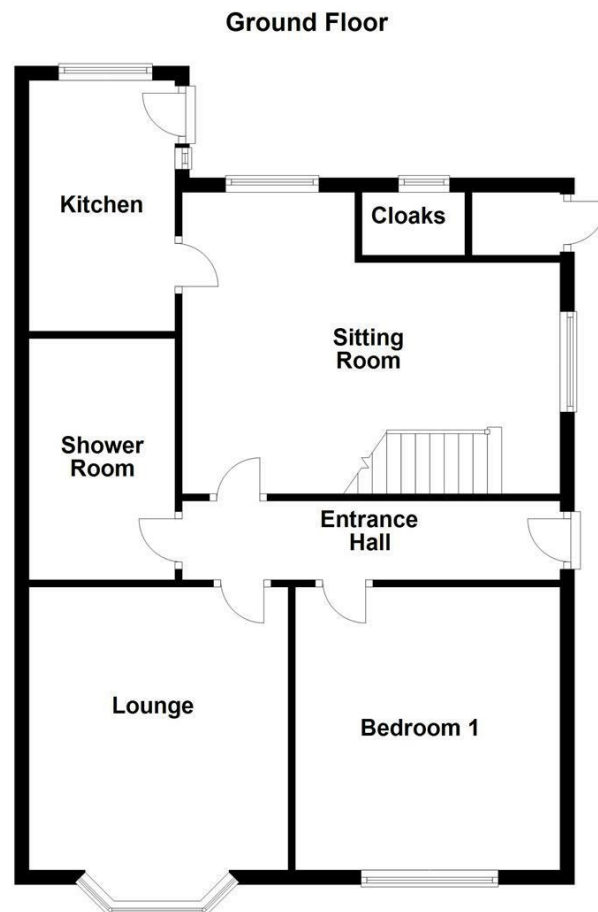




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



14 Manor Croft, Normanton, WF6 2EG

For Sale Freehold Starting Bid £200,000

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price.

NO CHAIN. Deceptive from the main road side is this well appointed and spacious three bedroom semi detached bungalow benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, bedroom one, lounge, contemporary shower room/w.c., sitting room and kitchen. To the first floor there two further bedrooms. Outside there are good size and attractive low maintenance gardens to the front and rear with a block paved driveway at the side providing off street parking with car port over and leading to the garage with electric operated door.

Enjoying a tucked away position, the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

Offered for sale with no upper chain involved and vacant possession this is an ideal home for the growing family or those looking to downsize. A viewing comes highly recommended.

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

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door to entrance hall, coving to the ceiling, radiator, dado rail, doors to the bedroom, lounge, sitting/dining room and shower room/w.c.

BEDROOM ONE

12'10" x 11'11" (3.93m x 3.64m)

Fitted furniture to two walls, bedside cabinets and corner shelving, UPVC double glazed window to the front, coving to the ceiling, radiator, fitted dressing table.



LOUNGE

11'10" x 14'10" into bay (3.62m x 4.53m into bay)

UPVC double glazed window to the front, radiator, coving to the ceiling, gas fire with marble fire surround.

SHOWER ROOM/W.C.

11'1" x 6'5" (3.38m x 1.96m)

Concealed low flush w.c., wash basin over vanity cupboard, walk in shower with mixer shower, tiled walls and tiled effect floor, contemporary radiator, recess ceiling spotlights.



SITTING ROOM

17'3" x 13'9" max x 10'8" min (5.28m x 4.21m max x 3.27m min)

Staircase leading to the first floor landing, UPVC double glazed window to the side, coving to the ceiling, radiator, gas fire with marble back and hearth having a wooden surround. UPVC double glazed window to the rear, door to the pantry/cloaks. Door into the extended kitchen.



KITCHEN

11'4" x 5'9" (3.47m x 1.77m)

A range of wall and base units with matching work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for washing machine, integrated oven and grill, space for fridge, four ring gas hob with filter hood over, tiled walls and floor. UPVC double glazed windows to the rear and side, UPVC stable door to the side, radiator.



FIRST FLOOR LANDING

Door into eaves for storage, doors to two bedrooms.

BEDROOM TWO

10'3" x 10'0" max x 9'6" min (3.13m x 3.07m max x 2.91m min)

UPVC double glazed window to the side, radiator, fitted cupboard and chest of drawers. Further cupboard space.

BEDROOM THREE

13'6" x 11'1" max x 8'3" min (4.13m x 3.39m max x 2.54m min)

Timber framed Velux double glazed window to the front, radiator, fitted wardrobes with sliding doors to one wall, door into the eaves housing the boiler.

OUTSIDE

To the front there is a low maintenance two tiered pebbled garden, a block paved driveway aside provides ample off road parking with car port over and leads to the concrete sectional garage with electric operate up and over door. To the rear there is an attractive low maintenance stone flagged tiered garden ideal for entertaining space and the added benefit of large timber frame outbuildings, which could be used for a variety of purposes.



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 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 Normanton 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.