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<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 39 Churchfield Lane, Castleford, WF10 4DB

### For Sale By Modern Method Of Auction Freehold Starting Bid £150,000

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated on the sought after Churchfield Lane in the Glasshoughton area of Castleford with NO CHAIN is this three bedroom mid terrace property with accommodation spread over three levels benefitting from well proportioned accommodation with occasional room and low maintenance tiered rear garden.

The property briefly comprises of the entrance hall, living room, further hallway and bathroom/w.c. Stairs lead down the lower ground floor providing access to the kitchen/diner and the occasional room. The first floor landing leads to three good sized bedrooms. Outside to the front there is a small buffer garden, mainly paved with walls surrounding and pathway leading to the front door. To the rear is a tiered garden with the upper tier being a decked patio area, perfect for outdoor dining and entertaining, with the lower tiered planted features, fully enclosed by walls and timber fencing with an iron gate to the rear.

The property is ideally placed for all local amenities including shops and several local schools. Glasshoughton and Castleford town centre benefit from railway stations. Main bus routes run to and from Pontefract and Wakefield. For those who wish to commute further afield, the M62 motorway is only a short drive away.

Only a full internal inspection will truly reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.

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

#### IMPORTANT NOTE TO PURCHASERS

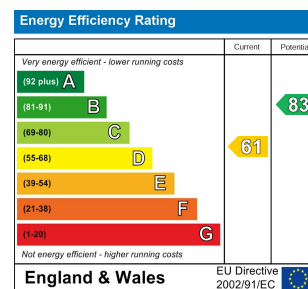
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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## ACCOMMODATION

### ENTRANCE HALL

Coving to the ceiling, decorative panelling, opening to a further hallway, door to the living room and door with staircase leading down to the lower ground floor.

### LIVING ROOM

11'5" x 11'0" [3.5m x 3.37m]  
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, ceiling rose and dado rail.



### HALLWAY

Dado rail, staircase to the first floor landing and door to the bathroom.  
**BATHROOM/W.C.**  
8'5" x 14'1" [max] x 12'9" [min] [2.57m x 4.3m [max] x 3.91m [min]]  
Central heating radiator, UPVC double glazed frosted windows to the rear, concealed low flush w.c., ceramic wash basin built into storage

unit and mixer tap, roll top bath with mixer tap and shower head attachment, separate shower cubicle with electric shower head attachment and glass shower screen.



### LOWER GROUND FLOOR

Access to the kitchen/diner and the occasional room.

### KITCHEN/DINER

12'11" x 14'1" [max] x 12'5" [min] [3.96m x 4.3m [max] x 3.79m [min]]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and laminate splash back, integrated double oven and four ring gas hob with stainless steel extractor hood above. Space and plumbing for a washing machine and fridge/freezer. UPVC double glazed door and window to the rear, access to understairs storage cupboard and picture rail.

### OCCASIONAL ROOM

9'7" x 13'10" [max] x 8'7" [2.93m x 4.23m [max] x 2.64]  
Access to two storage cupboards.



### FIRST FLOOR LANDING

Access to three bedrooms.

### BEDROOM ONE

14'2" x 11'1" [4.32m x 3.39m]  
Access to overstairs storage cupboard, coving to the ceiling, dado rail, UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

12'11" x 9'2" [max] x 5'7" [min] [3.96m x 2.8m [max] x 1.72m [min]]  
Coving to the ceiling, UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

6'9" x 9'9" [2.08m x 2.98m]  
Central heating radiator and UPVC double glazed window to the rear.

### OUTSIDE

To the front of the property there is a small buffer garden, mainly paved with walls surrounding and pathway leading to the front door. To the rear there is a tiered garden with the upper tier a decked patio area, perfect for outdoor dining and entertaining and the lower tier planted features, enclosed by walls and timber fencing with an iron gate to the rear.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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 Pontefract 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 the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.