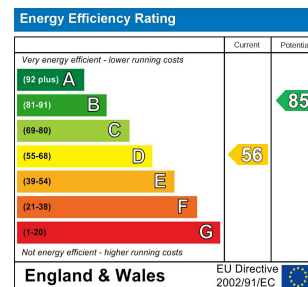
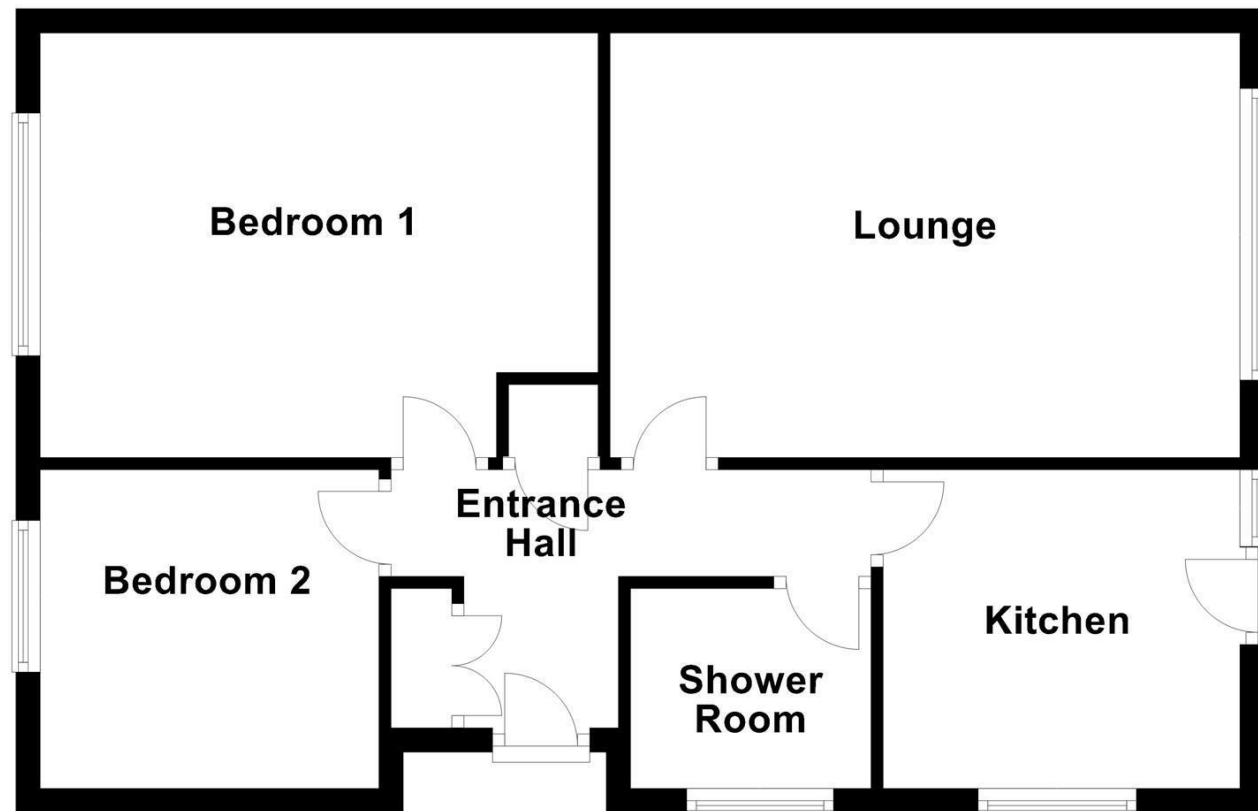


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



4 Fairway Drive, Normanton, WF6 1SP

For Sale Freehold £150,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price. A well proportioned two bedroom semi detached true bungalow situated in cul-de-sac, with UPVC double glazing and gas central heating throughout.

The accommodation comprises entrance hall, spacious lounge, two well proportioned bedrooms, kitchen and a three piece shower room. Outside, the property has pleasant lawned garden with cast iron gates providing access onto a tarmac driveway leading to the single detached garage. To the rear there is a lawned garden enclosed by timber panelled surround fences.

Normanton town centre has excellent amenities including supermarkets and its own railway station. For those wishing to travel further afield there is a direct link via Junction 31 of the M62 motorway making centres such as Wakefield and Leeds accessible on a daily basis by car.

A full internal inspection is strongly recommended to avoid disappointment. A pleasant property that does require a certain amount of modernisation, however, an internal inspection is recommended to appreciate the potential on offer. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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ACCOMMODATION

ENTRANCE HALL

Side UPVC door leading into the entrance hall. Doors providing access to the bathroom, kitchen, lounge, two bedrooms, airing cupboard and double doored cloakroom cupboard. Loft access and central heating radiator.

LOUNGE

11'5" x 17'4" [3.48m x 5.29m]

UPVC double glazed window overlooking the rear aspect, central heating radiator, gas fire on a stone hearth with decorative stone surround and wooden mantle.



BEDROOM ONE

11'5" x 12'1" [min] x 14'10" [max] [3.48m x 3.70m [min] x 4.53m [max]]

UPVC double glazed window overlooking the front aspect and central heating radiator.



BEDROOM TWO

8'11" x 8'9" [2.74m x 2.69m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

SHOWER ROOM/W.C.

5'5" x 6'9" [1.66m x 2.06m]

Three piece suite comprising larger than average shower cubicle with glass sliding door and electric shower, pedestal wash basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side aspect, fully tiled walls and inset spotlights to the ceiling.



KITCHEN

9'4" x 8'11" [2.87m x 2.72m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space for a cooker, space for a fridge/freezer, plumbing and drainage for a washing machine and UPVC double glazed windows to the side and rear. Central heating radiator, strip lighting and UPVC double glazed door to the rear garden.

OUTSIDE

To the front of the property there is a pleasant lawned garden and cast iron gates providing access onto a tarmac driveway providing off road parking down the side of the property leading to the single detached garage with manual up and over door, timber side entrance door and single glazed side window. A further cast iron gate provides access into the rear garden where there is a larger than average lawned rear garden with timber panelled surround fences and privet hedges.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

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.

EPC RATING

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