



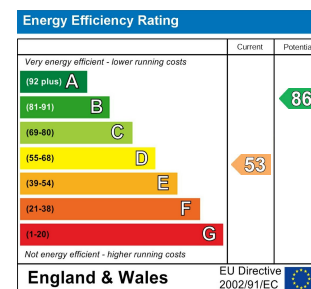
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



3 Gin Lane, Streethouse, Pontefract, WF7 6DH

For Sale By Modern Method Of Auction Freehold Starting Bid £125,000

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price Situated in the Streethouse area of Pontefract is this two bedroom semi detached home featuring well proportioned accommodation throughout. Boasting two double bedrooms, ample reception space and expansive low maintenance rear garden perfect for off road parking.

The accommodation briefly comprises of the entrance hall, living room, kitchen diner, which also leads down to the cellar with further store, first floor landing with loft access, two bedrooms and house bathroom/w.c. To the front of the property there is a small buffer garden, which is mainly laid to lawn with planted features, a concrete pathway with slate borders, fully enclosed by walls with timber gate providing access. Down the side of the property there is a further set of timber gates leading to a tarmac driveway, which continues to the rear and is low maintenance providing expansive off road parking. Fully enclosed by timber fencing with right of access for the neighbours for foot. A raised paved patio area perfect for outdoor dining and entertaining.

Streethouse is ideal for a range of buyers, as for the first time buyer and growing family looking to move to the area. It is ideally located between both Featherstone and Wakefield making this an ideal spot for facilities such as shops and schools that can be found within both the town and city. For transport links, Streethouse does have local bus routes to and from neighbouring towns and cites along with its own train station for major city links. For those who look to travel further afield, motorway links are only a short distance from the property and for those who enjoy idyllic walks, Streethouse is semi rural so an ideal location.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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ACCOMMODATION

CELLAR

13'4" x 12'10" max x 2'9" min [4.08m x 3.93m max x 0.84m min]
The cellar is accessed via the kitchen diner. At the cellar head there is the Worcester combi boiler. Steps lead down and there is access to a further storage area with a timber framed door (2.86m x 1.27m), gas meter power, light and central heating radiator.

ENTRANCE HALLWAY

Composite front door with frosted glass pane. Central heating radiator, access to the first floor landing via the stairs, doors to the living room and kitchen diner.

LIVING ROOM

12'5" x 10'6" max x 7'6" min [3.79m x 3.21m max x 2.3m min]
Central heating radiator, coving to the ceiling and UPVC double glazed window to the front. Fireplace with laminate hearth, surround and mantle with electric point.

KITCHEN DINER

13'1" x 13'10" max x 12'4" min [4m x 4.22m max x 3.76m min]
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, fireplace with stone hearth and wooden mantle, fitted unit with laminate work surface over. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, tiled splashback, four ring induction hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space for undercounter fridge freezer.



FIRST FLOOR LANDING

Access to the loft and doors to bedrooms and the house bathroom/w.c.

BEDROOM ONE

10'6" x 13'11" max x 12'10" min [3.22m x 4.26m max x 3.92m min]
Central heating radiator, two UPVC double glazed windows to the front, coving to the ceiling. Tiled hearth from a previous fireplace [the fireplace is now blocked].



BEDROOM TWO

8'0" x 13'1" [2.45m x 4.01m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, access to an over stairs storage cupboard.



HOUSE BATHROOM/W.C.

9'11" x 5'6" [3.04m x 1.68m]

Frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled and extractor fan.



OUTSIDE

To the front of the property there is a small buffer garden, which is mainly laid to lawn with a planted feature. Concrete pathway with slate border, which leads to the front door and is fully enclosed by walls and timber gate. Timber gates at the side of the property leading to the tarmac driveway and the rear garden. The rear garden is mainly tarmac and provides expansive off road parking, is very low maintenance and is enclosed by timber fencing. There is a right of access to the neighbours for foot. A raised paved patio area perfect for outdoor dining and entertaining.



AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days [the "Reservation Period"]. Interested parties personal data will be shared with the Auctioneer [iamsold].

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

COUNCIL TAX BAND

The council tax band for this property is B.

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 Pontefract office and they will be pleased to arrange a suitable appointment.