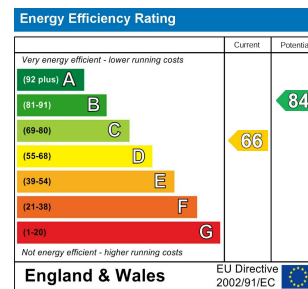
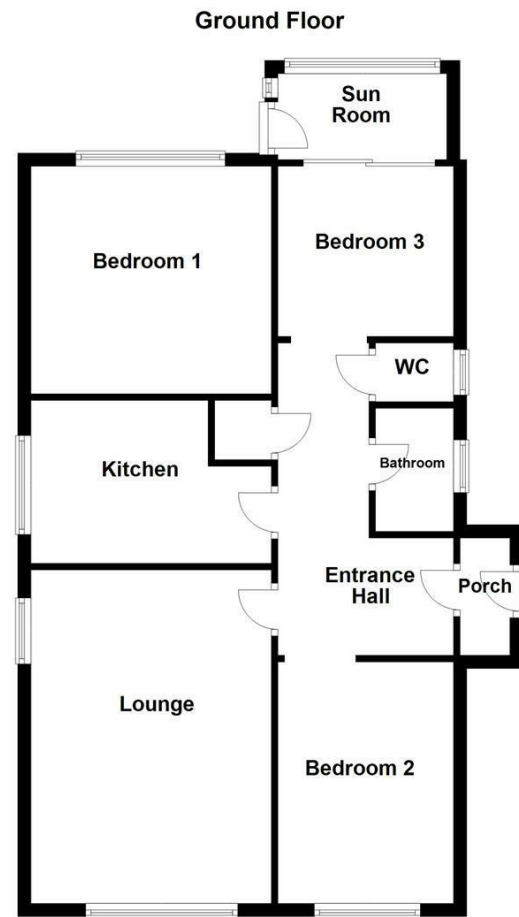




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



17 Holland Road, Kippax, Leeds, LS25 7PP

For Sale By Modern Method Of Auction Freehold Starting Bid £155,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

In need of updating throughout however offering huge potential is this three bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the porch, entrance hall, kitchen, lounge, three bedrooms, bathroom, separate w.c. and sun room. Outside, lawned garden to the front and rear with driveway to the side providing off street parking leading to the detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an early viewing comes highly recommended to see the potential the property has to offer.

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



ACCOMMODATION

PORCH

UPVC side entrance door with window panel to the side and door to the entrance hall.

ENTRANCE HALL

Radiator, loft access, doors to the storage cupboard, w.c., bathroom, kitchen, three bedrooms and lounge.

LOUNGE

16'7" x 11'10" (5.07m x 3.61m)

UPVC double glazed windows to the front and side, two radiators, coving to the ceiling and gas fire on a marble hearth. Sliding frosted glass serving hatch.



BEDROOM TWO

11'9" x 8'4" (3.59m x 2.56m)

UPVC double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.



KITCHEN

11'4" x 8'2" (3.46m x 2.51m)

Range of wall and base units with work surface over incorporating stainless steel sink and drainer, plumbing for a washing machine, integrated oven and grill with four ring touch screen electric hob, space for a fridge, drawers down the base units and UPVC double glazed window to the side.

BATHROOM

5'6" x 6'3" (max) (1.68m x 1.91m (max))

Pedestal wash basin, panelled bath with electric shower, part tiled walls, UPVC double glazed frosted window to the side and radiator.



W.C.

Low flush w.c., wash basin, UPVC double glazed frosted window to the side and radiator.

BEDROOM ONE

11'2" x 11'3" (3.42m x 3.43m)

UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM THREE

8'11" x 8'2" (2.74m x 2.49m)

Double glazed sliding aluminium doors to the sun room, coving to the ceiling and radiator.

SUN ROOM

5'6" x 8'5" (1.69m x 2.58m)

UPVC double glazed windows to the front and side with UPVC door to the side. Radiator.

OUTSIDE

To the front is a lawned garden with plants and shrubs bordering. To the side is a driveway providing off street parking leading to the brick built detached garage with up and over door. Lawned garden to the rear with plants, trees and shrubs bordering.



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.

COUNCIL TAX BAND

The council tax band for this property is D.

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 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.