



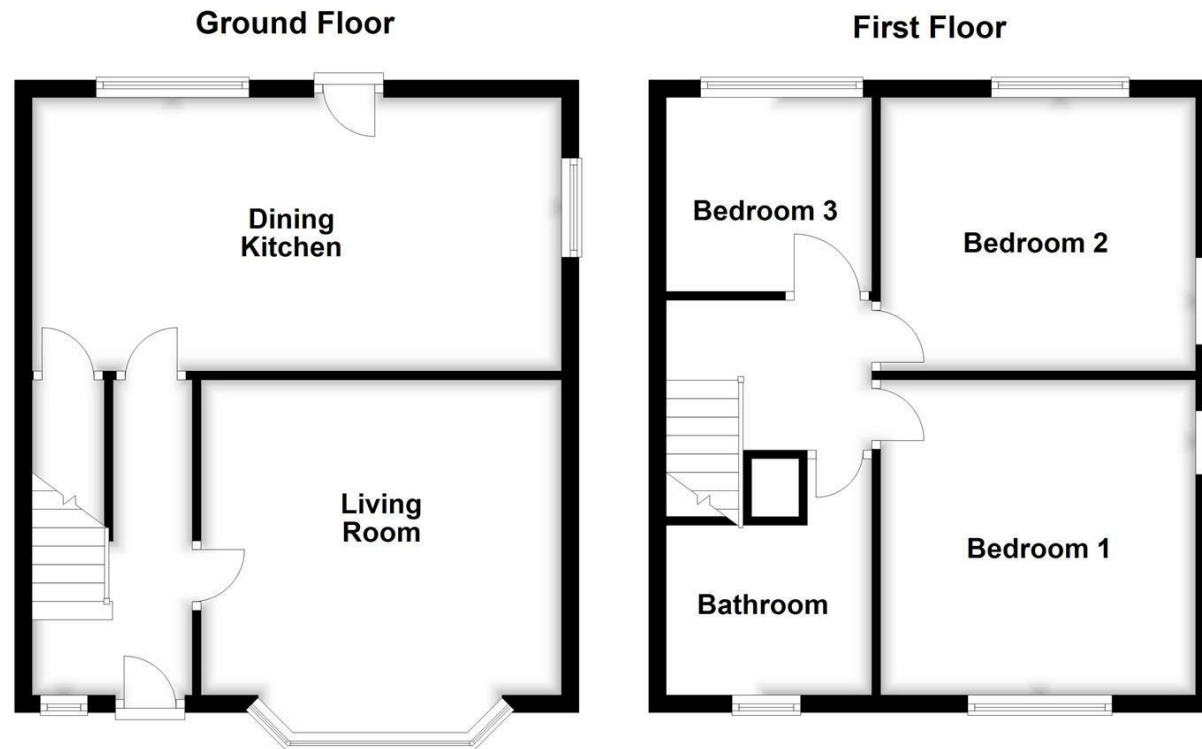
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## 54 Wakefield Road, Pontefract, WF8 4HN

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

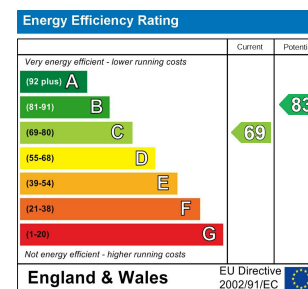
For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price.

A three bedroomed semi detached house with a long garden to the rear, situated on the fringe of the town centre and now offering scope for a full scheme of refurbishment.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious semi detached house is approached via a welcoming reception hall that leads through into a good sized living room that has a splay bay window to the front. Spanning the rear of the house there is a dining kitchen. To the first floor there are two double bedrooms, plus a further single bedroom, all served by a family bathroom. Outside, the property has a buffer style garden to the front, together with a narrow strip of land to the side. Whilst round to the rear there is a much longer garden offering tremendous scope.

The property is situated on the fringe of the town centre within easy reach of the broad range of shops, schools and recreational facilities on offer. Pontefract itself has two railway stations and ready access to the national motorway network.

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



### 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.

### 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



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**ACCOMMODATION**

**RECEPTION HALL**  
12'1" x 5'10" [3.7m x 1.8m]

Window and UPVC door to the front. Stairs to the first floor and central heating radiator.

**LIVING ROOM**  
13'5" x 12'1" [max] [4.1m x 3.7m [max]]

Splay bay window to the front, double central heating radiator and fitted gas fire.



**DINING KITCHEN**  
20'0" x 10'2" [6.1m x 3.1m]

Fitted with a range of wooden fronted wall and base units with laminate work tops and tiled splash backs incorporating stainless steel sink unit. Gas cooker point with filter hood over, space and

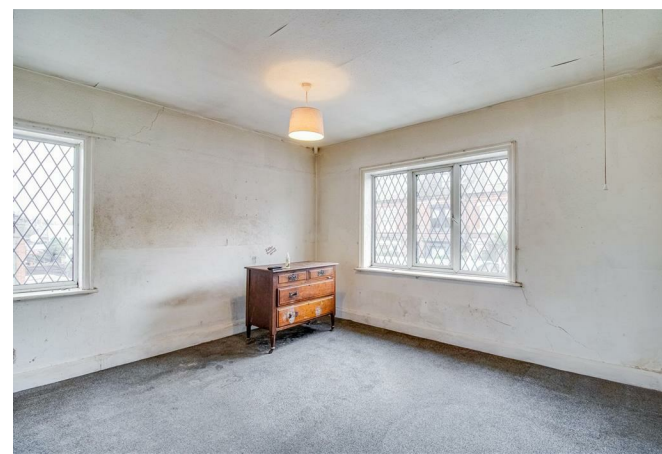
plumbing for a washing machine and space for a tall fridge/freezer. To the dining area is a cast iron wood burning stone, double central heating radiator and window overlooking the back garden. Wall mounted Worcester Bosch gas fired central heating boiler.



**FIRST FLOOR LANDING**  
Loft access point.

**BEDROOM ONE**  
12'1" x 11'9" [3.7m x 3.6m]

Windows to both the front and side, central heating radiator.



**BEDROOM TWO**  
12'1" x 10'2" [3.7m x 3.1m]

Windows to the side and rear, central heating radiator.



**BEDROOM THREE**  
7'10" x 7'6" [2.4m x 2.3m]

Window to the rear and central heating radiator.

**BATHROOM/W.C.**  
8'10" x 7'6" [2.7m x 2.3m]

Three piece suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Frosted window to the front and part tiled walls.



**OUTSIDE**  
To the front the property has a buffer style garden and a small

strip of land to the side of the property. To the rear of the house there is a much larger garden, currently overgrown but with tremendous scope.



**COUNCIL TAX BAND**  
The council tax band for this property is B.

**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.

**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.