



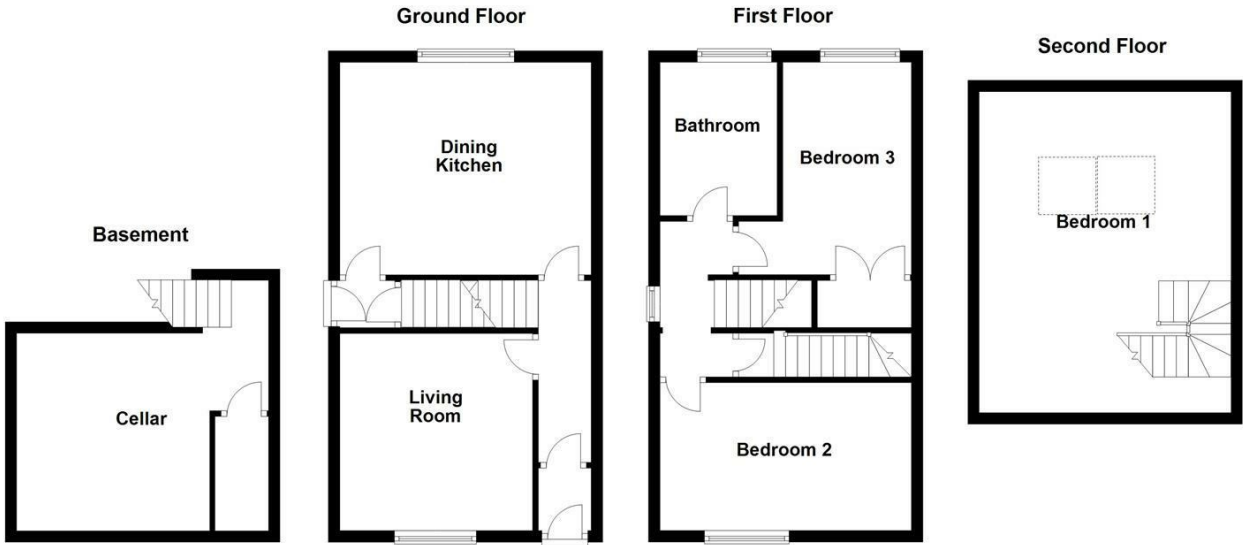
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

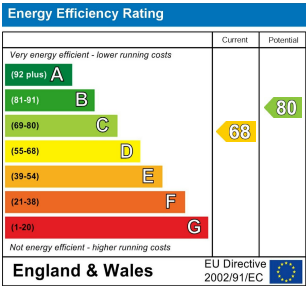


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



18 Drury Lane, Altofts, WF6 2JN

For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

A deceptively spacious traditional end of terrace house situated close to the centre of Altofts, within very easy reach of local facilities.

With gas fired central heating to most rooms and sealed unit double glazed windows, this comfortable home is approached via an entrance porch that leads through into a reception hall. The main living room is situated to the front of the property with a good sized dining kitchen to the rear. To the first floor there are two bedrooms served by a family bathroom whilst to the second floor there is a larger bedroom with characterful sloping ceilings and incorporating Velux roof lights. Outside, the property has a modest garden to the front together with driveway parking that leads up to a detached single garage and a larger paved garden to the rear.

The property is situated in this popular area of Altofts within easy reach of a good range of local shops, schools and recreational facilities. A wider range of amenities are available in the nearby town centres of Normanton and Castleford and the national motorway network is readily accessible.

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



ACCOMMODATION

ENTRANCE PORCH

3'7" x 2'11" [1.1m x 0.9m]

UPVC front entrance door and inner door to the reception hall.

RECEPTION HALL

11'5" x 2'11" [3.5m x 0.9m]

Central heating radiator, laminate flooring and stairs to the first floor.

LIVING ROOM

11'1" x 11'1" [3.4m x 3.4m]

Window to the front, moulded ceiling cornice and ornate ceiling rose. Wooden painted surround with tiled insert and built in cupboard. Two wall light points and dado rail.



DINING KITCHEN

13'9" x 12'1" [4.2m x 3.7m]

Window overlooking the rear and fitted with a range of contemporary style light wood grain effect wall and base units with

contrasting dark laminate work tops incorporating stainless steel sink unit. Four ring stainless steel gas hob with matching filter hood over and stainless steel splash back. Built in oven, space and plumbing for a washing machine and dishwasher, space for an under counter fridge, wall mounted Worcester Bosch gas fired combination central heating boiler and double central heating radiator. Side entrance porch with UPVC door to the side and inner door to the cellar head.

CELLAR

11'1" x 14'1" plus former fuel store [3.4m x 4.3m plus former fuel store]

Useful storage cellar.

FIRST FLOOR LANDING

Window to the side.

BEDROOM TWO

14'5" x 8'2" [4.4m x 2.5m]

Window to the front and central heating radiator.



BEDROOM THREE

12'1" x 7'6" [3.7m x 2.3m]

Window to the rear, central heating radiator and double fronted built in wardrobes.



BATHROOM/W.C.

8'6" x 6'6" max [2.6m x 2.0m max]

Frosted window to the rear and fitted with a three piece white and chrome suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Fully tiled walls and central heating radiator.



SECOND FLOOR BEDROOM ONE

18'4" x 14'1" [5.6m x 4.3m]

With two Velux roof lights to the rear set in the characterful sloping ceiling and access to eaves storage space.



OUTSIDE

To the front the property has a paved garden area with a gated drive that passes the side of the house, providing off street parking space and leading up to a detached garage. To the rear of the house there is a larger paved garden with a pleasant westerly aspect.



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 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.