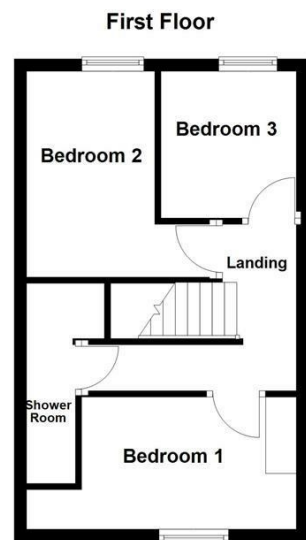
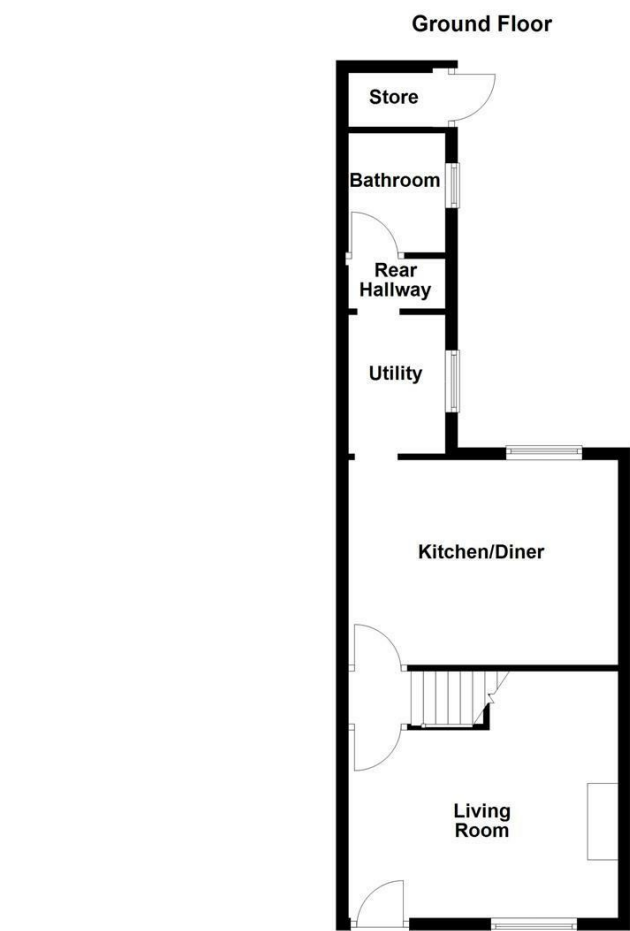


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Dalefield Avenue, Normanton, WF6 1HT

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.

Located only a short distance from Normanton town centre is this three bedroom end terrace property benefitting from well proportioned accommodation and an enclosed low maintenance rear garden with a detached garage.

The property briefly comprises of the living room, hallway leading to the kitchen/diner with separate utility and rear hallway providing access to the bathroom. The first floor landing leads to three bedrooms and shower room. Outside to the front is a block paved garden. Whilst to the rear is an artificial lawned garden with small patio area. To the rear of the garden is a single detached garage.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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



ACCOMMODATION

LIVING ROOM

13'2" x 14'6" [max] x 6'10" [min] [4.02m x 4.42m [max] x 2.1m [min]]
Composite front entrance door, UPVC double glazed window to the front, coving to the ceiling, two central heating radiators and electric fireplace with marble hearth, surround and wooden mantle. Door through to the hallway.



HALLWAY

Stairs to the first floor landing, door through to the kitchen/diner and central heating radiator.

KITCHEN/DINER

10'11" x 14'5" [3.35m x 4.4m]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob, larder style cupboard, space for an under counter fridge or freezer and breakfast bar with laminate work

surface over. UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, an opening into the utility.

UTILITY

7'5" x 5'1" [2.28m x 1.57m]
Wall and base units with laminate work surface over, stainless steel sink and drainer, combi boiler is housed in here, UPVC double glazed window to the side and an opening to the rear hallway.

REAR HALLWAY

UPVC double glazed frosted door to the rear garden, coving to the ceiling and door to the bathroom.

BATHROOM/W.C.

6'5" x 5'1" [1.97m x 1.57m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the side, coving to the ceiling and central heating radiator.



FIRST FLOOR LANDING

Doors to three bedrooms and shower room.

BEDROOM ONE

7'1" x 14'9" [max] x 10'0" [min] [2.17m x 4.52m [max] x 3.07m [min]]
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM TWO

11'1" x 10'5" [max] x 6'11" [min] [3.4m x 3.18m [max] x 2.11m [min]]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and loft access.



BEDROOM THREE

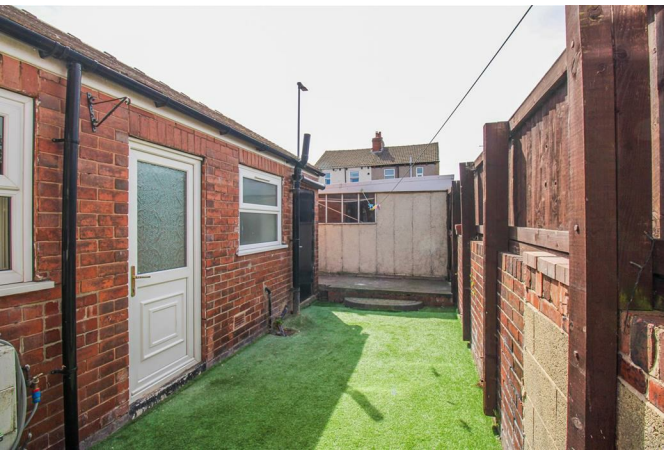
7'3" x 7'11" [2.23m x 2.42m]
Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear.

SHOWER ROOM/W.C.

10'9" x 4'3" [max] x 2'3" [min] [3.28m x 1.3m [max] x 0.7m [min]]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains shower head attachment. Extractor fan.

OUTSIDE

To the front is an iron gate providing access to a low maintenance block paved garden. To the rear is an artificial lawn with small concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing. To the rear there is a single detached garage with up and over door.



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 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.