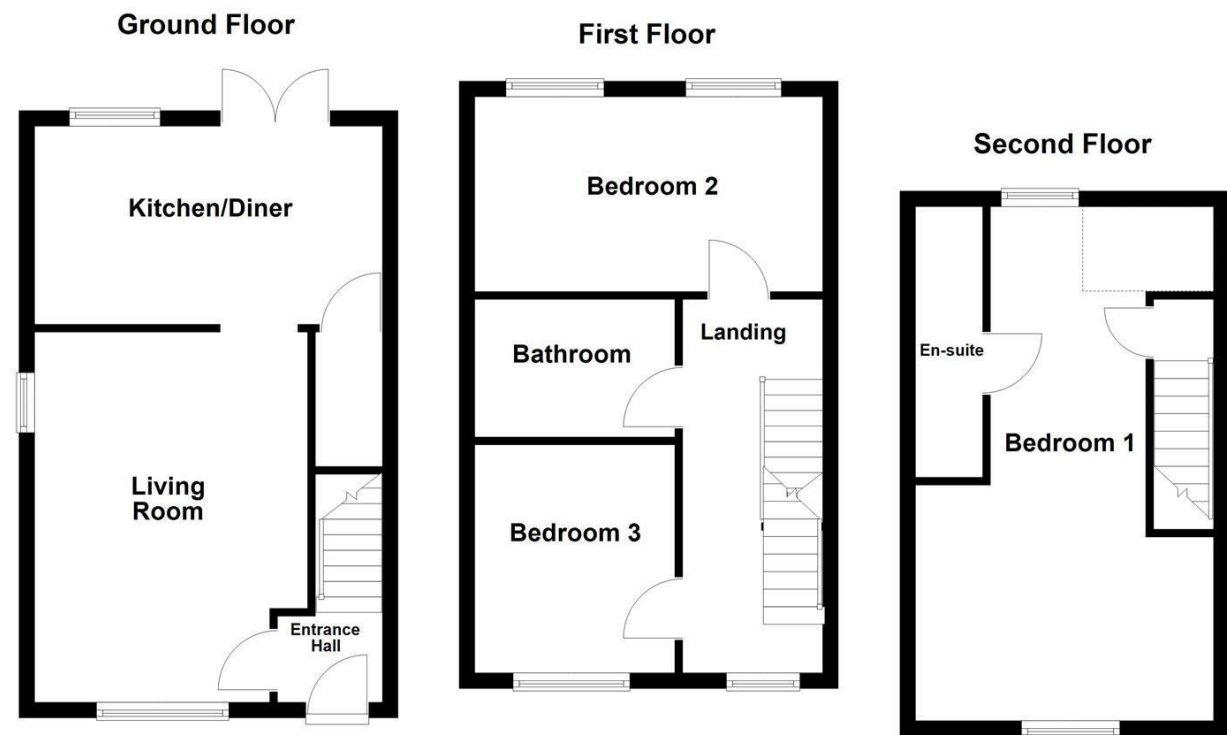




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1 Gilcar Villas, Normanton, WF6 1RP

For Sale Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price.

A three bedroomed end town house property. Benefitting from a modern fitted bathroom, enclosed rear garden and UPVC double glazing throughout, this property is certainly not one to be missed.

With accommodation spanning over three floors, the property briefly comprises of entry through a composite entrance door into the entrance hall. The entrance hall has stairs to the first floor landing and a door through to the living room which provides access to the kitchen diner with French doors to the rear garden. To the first floor landing, there is stairs to the second floor landing, a UPVC double glazed window and doors to bedrooms two, three and the house bathroom. Upstairs, to the second floor landing, there is access to bedroom one with a door to the en suite shower room. Outside, to the front of the property there is a driveway for one vehicle and a paved pathway leading to the front entrance door. To the rear of the property there is a lawned area, a decked patio area and a further patio area with a timber shed. The garden is fully enclosed by brick built walls on one side and timber fencing on the other side and the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the M62 motorway, for those who wish to travel further afield.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

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

IMPORTANT NOTE TO PURCHASERS

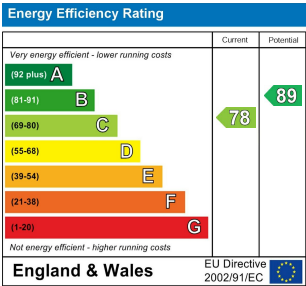
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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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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.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Stairs to the first floor landing, door to the living room.

LIVING ROOM

15'7" x 11'6" [4.75m x 3.52m]

UPVC double glazed window to the front, UPVC double glazed window to the side, central heating radiator, door into the kitchen/dining room.



KITCHEN/DINER

8'3" x 14'8" [2.52m x 4.48m]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, door into a storage cupboard, central heating radiator, spotlights. A range of wall and base units with

lamine worksurface over, 1 1/2 stainless steel sink and drainer with mixer taps, space and plumbing for a washing machine, integrated oven, four ring gas hob with extractor fan over, integrated dishwasher, space and plumbing for a fridge freezer.

FIRST FLOOR LANDING

UPVC double glazed window to the front, stairs to the second floor landing, central heating radiator, doors to bedrooms two, three and the house bathroom.

BEDROOM TWO

14'7" x 8'2" [4.47m x 2.50m]

Two UPVC double glazed windows to the rear, two central heating radiators.



BEDROOM THREE

8'9" x 8'8" [2.69m x 2.66m]

UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM

5'2" x 8'6" [1.59m x 2.60m]

Spotlights, extractor fan, chrome ladder style radiator. Pedestal wash basin with mixer tap, low flush W.C., panelled bath with hot and cold taps and shower head attachment.



SECOND FLOOR LANDING

Door into bedroom one.

BEDROOM ONE

21'9" x 11'4" [6.65m x 3.47m]

UPVC double glazed window to the front, Velux window to the rear, spotlights, central heating radiator, a range of fitted wardrobes. Door into the en suite shower room.



EN SUITE SHOWER ROOM

11'2" x 2'6" [3.42m x 0.77m]

Chrome ladder style central heating radiator, spotlights, extractor fan. Pedestal wash basin with mixer tap, ceramic low flush W.C., shower unit with ceramic tray, electric shower and shower head attachment.

OUTSIDE

To the front of the property there is a driveway for one vehicle and a paved pathway leading to the front entrance door. To the

rear of the property there is a lawned area, a decked patio area and a further patio area with a timber shed. The garden is fully enclosed by brick built walls on one side and timber fencing on the other side and the rear.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

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.