

WAKEFIELD
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OSSETT
01924 266 555

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01924 260 022

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01977 798 844



53 Barnsdale Estate, Castleford, WF10 5HN

For Sale Freehold Starting Bid £126,000

For sale by Modern Method of Auction; Starting Bid Price £126,000 plus reservation fee. Subject to an undisclosed reserve price.

Sitting on a substantial corner plot and in need of a degree of modernisation however offering great potential is this three bedroom semi detached property benefitting from off road parking and a generous sized garden.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms, bathroom and separate w.c. Outside to the front is a gated driveway providing ample off road parking. To the rear is a detached garage and lawned garden incorporating mature shrubs and trees, surrounded by timber fencing.

The property briefly comprises of entrance hall, living room, kitchen/diner and utility room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway which continues down the side leading to the single detached garage. To the rear is a lawned garden with paved patio areas, perfect for al fresco dining, enclosed by timber fencing.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. Castleford has its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.

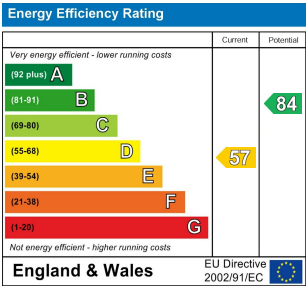
This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor landing, central heating radiator, UPVC side door, understairs storage, doors to the living room, dining room and an opening to the kitchen.

LIVING ROOM

13'7" x 12'0" [max] x 5'6" [min] [4.15m x 3.66m [max] x 1.7m [min]]
UPVC double glazed box window to the front and central heating radiator.



DINING ROOM

10'4" x 12'8" [max] x 10'5" [min] [3.17m x 3.88m [max] x 3.18m [min]]
Gas fireplace with marble hearth, surround and wooden mantle. Fitted alcove unit and UPVC double glazed window to the rear.



KITCHEN

5'3" x 6'8" [1.61m x 2.04m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine and space for a cooker. UPVC double glazed window to the side.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms, bathroom and w.c.

BEDROOM ONE

14'3" x 11'9" [max] x 7'0" [min] [4.35m x 3.6m [max] x 2.15m [min]]
UPVC double glazed box window to the front and central heating radiator.



BEDROOM TWO

10'4" x 10'3" [max] x 9'1" [min] [3.17m x 3.13m [max] x 2.78m [min]]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'7" x 7'3" [max] x 5'4" [min] [2.01m x 2.23m [max] x 1.65m [min]]
UPVC double glazed window to the front.

BATHROOM

6'8" x 5'1" [max] x 2'11" [min] [2.04m x 1.56m [max] x 0.91m [min]]
Panelled bath with mixer tap and shower head attachment and pedestal wash basin. UPVC double glazed frosted window to the rear, fitted storage cupboard and central heating radiator.



W.C.

6'9" x 2'5" [2.06m x 0.75m]
UPVC double glazed frosted window to the rear and low flush w.c.

OUTSIDE

To the front of the property a set of double iron gates provide access onto a concrete driveway providing off road parking for several vehicles. There is a planted garden with mature trees and shrubs. To the rear is a detached garage with manual up and over door. There rear garden is lawned with planted features incorporating mature shrubs and trees, fully enclosed by timber fencing.



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 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.

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.