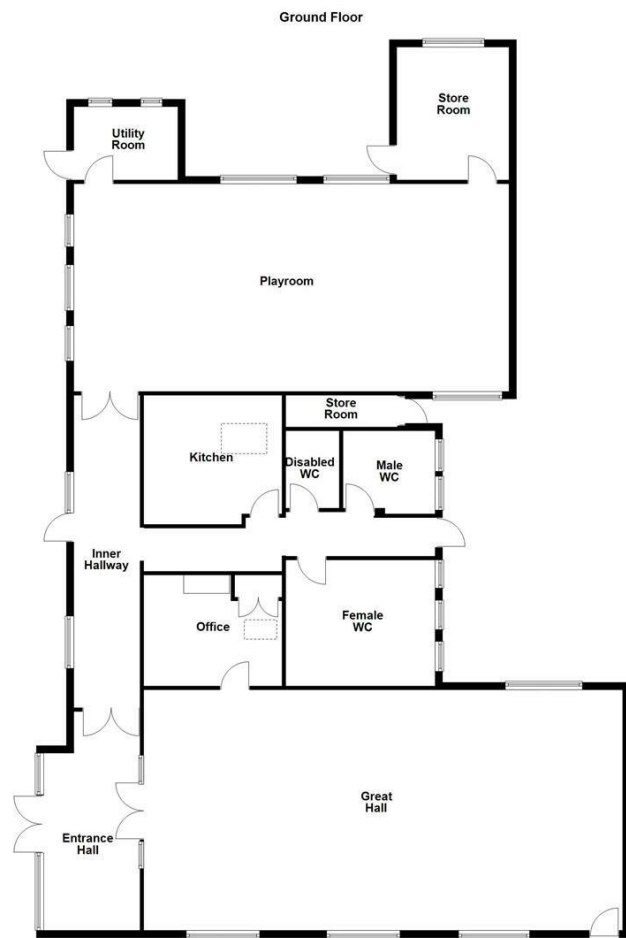




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Methodist Church, Church Street, Leeds, LS26 8RD

For Sale Freehold Starting Bid £306,000

For sale by Modern Method of Auction; Starting Bid Price £306,000 plus reservation fee. Subject to an undisclosed reserve price.

A former Methodist Church, believed to be approximately 200 years old, and with accommodation extending towards 2600 sq. feet, with a range of ancillary spaces. The property offers significant potential for further development, subject to the necessary planning permissions and consents. Current planning approval is in place for the conversion and redevelopment of the church into a single dwelling, including the partial demolition of the existing structure and the construction of a new detached garage to the rear [planning reference: 25/00677/FU].

The property is situated in the highly sought after village of Woodlesford, approximately 6 miles southeast of Leeds city centre and close to the town of Rothwell. The location benefits from excellent connectivity, with convenient access to the motorway network and a railway station within the village, as well as proximity to local shops and schools.

Offered for sale with no onward chain, this unique property presents an exceptional opportunity for a discerning buyer to acquire a historic building with approved plans in place, alongside the flexibility for further development potential.

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



ACCOMMODATION

ENTRANCE HALL

197' x 710' (max) x 5'3" (min) [5.97m x 2.41m (max) x 1.62m (min)]
Double timber French doors open into the entrance hall. Inset spotlights to the ceiling, a central media timber single glazed window to the side aspect, double timber doors leading into the inner hallway, and double timber doors opening into the Great Hall with timber single glazed panel windows on both sides and a timber single glazed skylight above.



GREAT HALL

4210' x 217' [13.08m x 6.60m]
The Great Hall boasts a vaulted ceiling with original timber beams on display, five central heating radiators, four timber double glazed windows (three to the front and one to the side), a timber door to the office, and a timber door to the front.

OFFICE

810' x 124' (2.71m x 3.76m)
Double glazed Velux window to the ceiling, fixed shelving, built in storage cupboards, a built in desk, centric heating radiator, and inset ceiling spotlights.



INNER HALLWAY

The inner hallway offers two timber single glazed windows to the side aspect, a timber side entrance door, two central heating radiators, inset ceiling spotlights, timber double French doors leading into the playroom, and five further doors: one to the kitchen, one to the disabled W.C., one to the male toilets, one to the female toilets, and a fire door providing side access.

FEMALE TOILETS

97' x 136' (2.94m x 4.12m)
The female toilets contain three stalls, two sink units with mixer taps set into a floating laminate work surface with tiled splashback above, a combi-condensing boiler housed in the corner of one stall, a central heating radiator, and inset ceiling spotlights.

DISABLED W.C.

611' x 49' (2.11m x 1.46m)
The disabled W.C. includes a low level W.C., a wash basin with mixer tap and tiled splashback, extractor fan, wall mounted inset ceiling spotlight, central heating radiator, and hand dryer.

MALE TOILETS

67' x 82' (2.02m x 2.51m)
The male toilets include two timber double glazed frosted windows to the side aspect, two urinals with tiled splashbacks, a wash basin set into a laminate work surface with tiled splashback above, one stall, inset ceiling spotlight, and a centric heating radiator.

PLAYROOM

240' x 390' (7.34m x 11.89m)
The playroom benefits from six UPVC double glazed windows in total (three to the side aspect, two to the rear aspect, and one to the opposite side), four central heating radiators, a dado rail, a vaulted ceiling, and two timber doors leading to the store room and the utility room.



STORE ROOM

1110' x 911' (3.63m x 3.04m)
The store room includes a UPVC double glazed window to the rear aspect, strip lighting, a timber fire door, and a centric heating radiator.

UTILITY ROOM

93' x 67' (2.84m x 2.01m)
The utility room is fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, a stainless steel sink unit with mixer tap, a centric heating radiator, strip lighting, two timber single glazed frosted windows to the rear aspect, and a timber fire door.



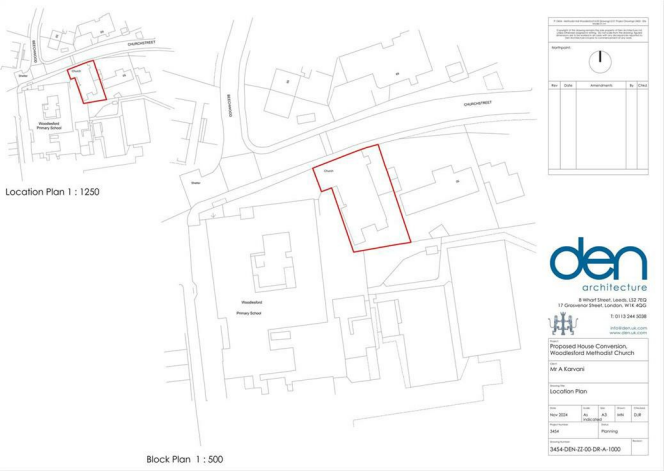
OUTSIDE

A cast iron gate to the side provides access to a concrete pathway. A further cast iron gate leads over tiled steps to the front entrance door. The concrete pathway continues down the side of the property through a timber gate, giving access to the side garden. The garden extends around the left hand side and to the rear, fully enclosed by solid stone walls. Outside lighting is positioned on the side of the property, with direct access to the front.



PLANNING PERMISSION

Current planning approval is in place for the conversion and redevelopment of the church into a single dwelling, including the partial demolition of the existing structure and the construction of a new detached garage to the rear (planning reference: 25/00677/FU).



COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

VIEWINGS

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

PLEASE NOTE

Please note there was currently no vehicle access to the property and parking is on street only.