



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



2-6 Lo Lane, Ackworth, Pontefract, WF7 7FA

For Sale Freehold Starting Bid £900,000

For sale by Modern Method of Auction; Starting Bid Price £900,000 plus reservation fee. Subject to an undisclosed reserve price.

An excellent opportunity is available for investors to acquire five, three bedroom townhouses, with the option to create or expand an existing property portfolio. Four of the properties are to be sold with tenants in situ, while one will be sold with vacant possession.

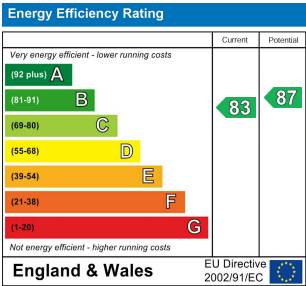
Each three bedroom townhouse briefly comprises of the entrance hall, lounge, kitchen/diner, and ground floor cloakroom. Stairs lead to the first floor landing, which offers two to three bedrooms, including a principal bedroom with an en suite shower room, as well as a separate house bathroom. Externally, each property benefits from a block paved driveway to the front, providing off street parking for two vehicles. To the rear, each townhouse enjoys an attractive garden featuring a lawned area. Please note: the gardens for Nos. 2 and 6 offer slightly larger plots.

Situated in the highly sought after area of Ackworth, the properties are well placed for access to a range of local amenities, including shops, schools, eateries, and excellent public transport links, with main bus routes nearby.

Each townhouse is well presented throughout. Early viewing is strongly recommended to avoid disappointment.

Please note: Further photographs, detailed brochures, and floor plans will be available soon.

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.



PLEASE NOTE

Further photographs, floorplans and detailed brochures will be available soon.