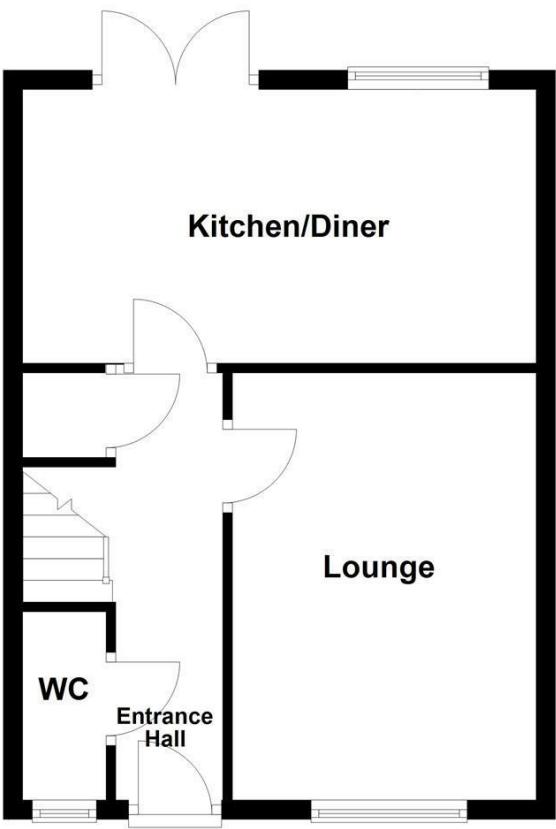
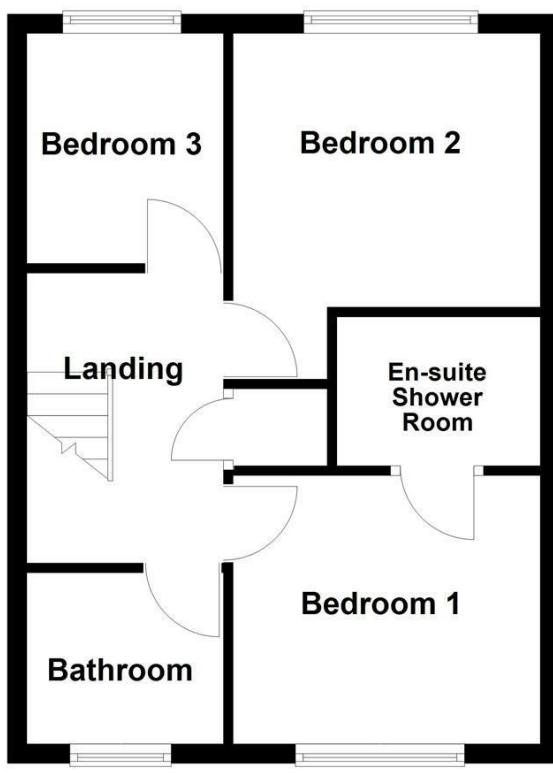


## Ground Floor



## First Floor



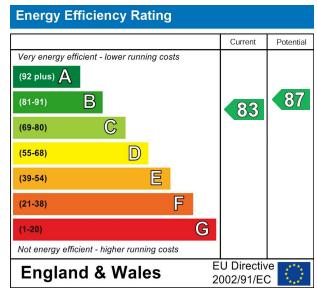
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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

**For Sale Freehold Starting Bid £800,000**

For sale by Modern Method of Auction; Starting Bid Price £800,000 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.

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

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## ACCOMMODATION - NUMBER 2

### ENTRANCE HALL

Access to the first-floor landing, understairs storage, a radiator, wood effect flooring, doors to the kitchen diner, lounge and a door to a separate w.c.

### W.C.

A low flush w.c., pedestal wash basin, tiled splashback, radiator, double glazed UPVC window to the front elevation and wood effect flooring.

### LOUNGE

10'4" x 14'6" [3.17m x 4.43m]

A double glazed UPVC window to the front elevation and two radiators.

### KITCHEN/DINER

9'3" x 17'5" [2.84m x 5.32m]

Fitted with a modern range of wall and base units with work surfaces incorporating a 1.5 bowl stainless steel sink and drainer. Plumbing for a washing machine, space for a dishwasher, space for a fridge and freezer, a radiator, double glazed UPVC window, and French doors opening to the

rear garden. LED spotlights, a gas hob with stainless steel extractor hood above, an integrated oven and grill, the boiler housed within the kitchen and drawers beneath the base units.

### FIRST FLOOR LANDING

Loft access, an airing cupboard and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

10'4" x 9'7" [3.15m x 2.94m]

A radiator, a double glazed window to the front elevation and a door leading into the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

4'7" x 7'4" [1.42m x 2.26m]

Fitted with a low flush w.c., pedestal wash basin, tiled splashback, radiator, corner shower cubicle with electric shower and fully tiled walls.

### BEDROOM TWO

11'5" [max] x 9'5" [min] x 10'4" [3.48m [max] x 2.89m [min] x 3.16m]

A radiator and a double glazed window overlooking the rear.

### BEDROOM THREE

7'8" x 6'10" [2.36m x 2.10m]

A radiator and a double glazed window to the rear elevation.

### BATHROOM/W.C.

6'10" x 6'5" [2.09m x 1.96m]

A low flush w.c., pedestal wash basin, panelled bath, radiator, part tiled walls and a frosted double glazed UPVC window to the front elevation.

### OUTSIDE

To the front of the property there is a block paved driveway providing parking for two vehicles, along with a lawned garden area to the side. A pathway leads to the rear, where there is a good sized lawned garden incorporating a terrace and flagged patio area.

### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.