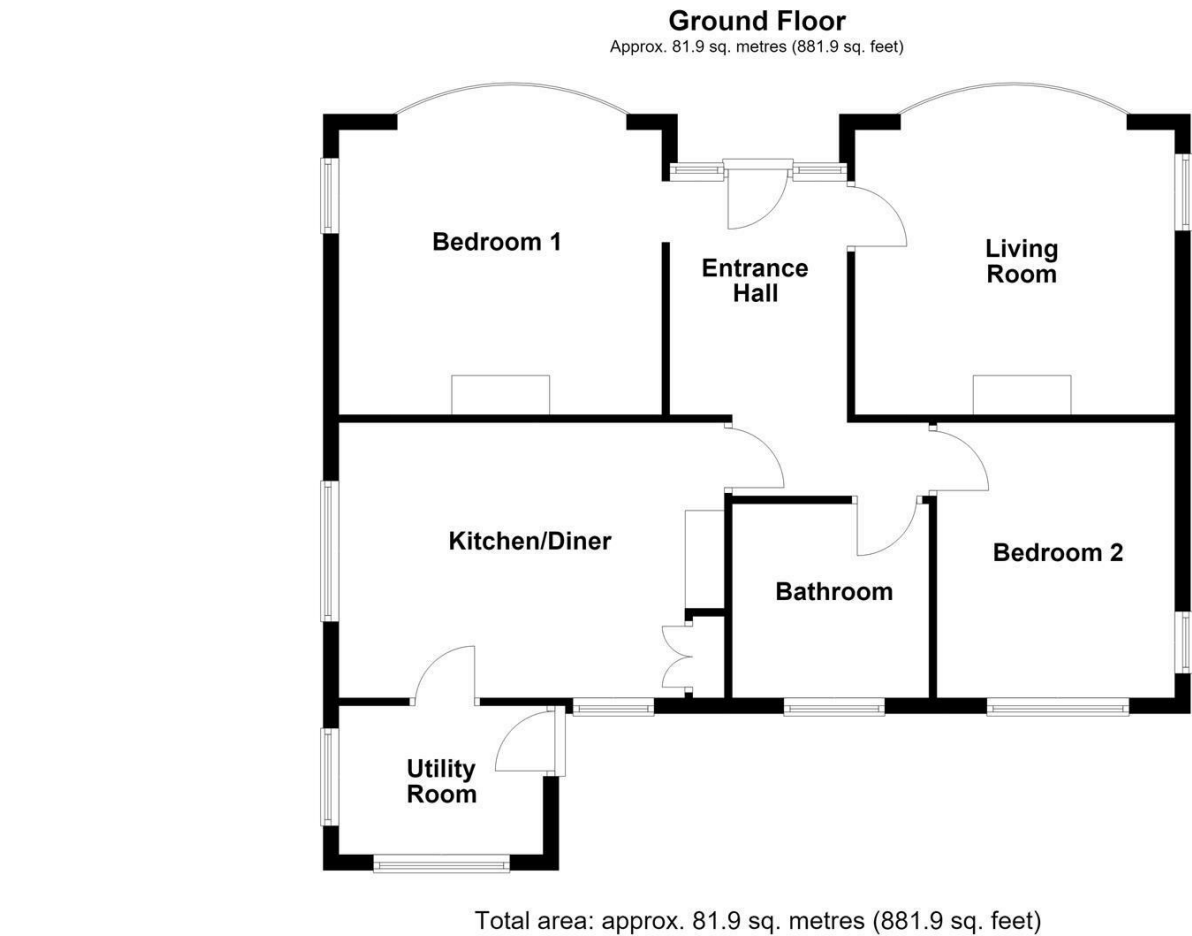


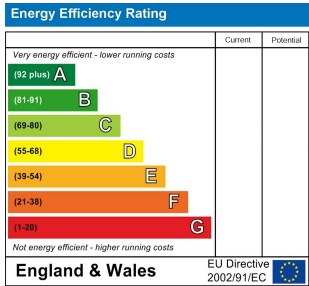


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 266 555

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38A Thornhill Road, Middlestown, Wakefield, WF4 4RU

For Sale Freehold Starting Bid £220,000

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this spacious two bedroom detached true bungalow, occupying a substantial and completely private plot within a tucked-away position. The property requires a programme of modernisation, renovation and landscaping, offering excellent potential for buyers looking to create a home tailored to their own requirements.

The accommodation briefly comprises a utility room, a spacious kitchen diner and a generous entrance hall. There is a large dual-aspect living room with a bay window to the front and a feature fireplace, together with two well proportioned double bedrooms, one of which also benefits from dual-aspect windows. A four piece house bathroom completes the internal accommodation. Externally, the property enjoys an extensive and currently overgrown garden, providing a high degree of privacy. A pathway leads through the garden to a useful brick-built outhouse, which offers excellent storage. The property benefits from spectacular views over green belt farmland.

Situated on the outskirts of Middlestown, the property is conveniently placed for local amenities and schools. Regular bus services provide access to Wakefield city centre, Huddersfield, Holmfirth and Dewsbury, while the M1 motorway is only a short distance away, making it ideal for commuters travelling locally or further afield.

Offering significant potential and occupying an impressive plot, this detached true bungalow deserves a full internal inspection and early viewing is highly recommended.

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



ACCOMMODATION

ENTRANCE HALL

The entrance hall has a timber entrance door with a frosted single glazed fanlight above and matching frosted side panels. The hall benefits from coving to the ceiling, a central heating radiator and loft access. Doors provide access to both bedrooms, the living room and the house bathroom.

KITCHEN

11'6" x 16'1" [3.52m x 4.92m]
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a 1 1/2 bowl sink and drainer with mixer tap, space for a freestanding fridge freezer and provision for an oven and grill with a four-ring gas hob. Timber single-glazed windows overlook the side and rear aspects, creating a dual aspect room. There is also a central heating radiator, a gas fire with a tiled hearth and decorative surround, fitted storage cupboards and drawers. A door leads into the entrance hall.



UTILITY ROOM

6'2" x 8'7" [1.89m x 2.62m]
A timber entrance door leads into the utility room. Fitted with a range of base units and laminate work surfaces, incorporating a stainless steel sink and drainer with twin taps. There are two timber single glazed windows with secondary glazing, overlooking the

rear and side aspects. The room also houses a wall-mounted combination boiler and provides plumbing and drainage for a washing machine, together with space for an under counter appliance. A timber door leads into the kitchen diner.



LIVING ROOM

13'5" x 12'0" [4.10m x 3.66m]
A spacious dual aspect reception room with a curved timber single-glazed bay window to the front, benefiting from secondary glazing, and a further timber single glazed window to the side with secondary glazing. The room features decorative coving, two central heating radiators, two wall lights and an open fireplace with a tiled hearth and decorative marble surround.

BEDROOM ONE

13'5" x 11'11" [4.11m x 3.65m]
A spacious dual-aspect double bedroom with a curved timber single glazed bay window to the front, benefiting from secondary glazing, and a further timber single glazed window overlooking the side aspect. The room also features decorative coving to the ceiling and two central heating radiators.



BEDROOM TWO

10'0" x 11'6" [3.06m x 3.53m]
A double bedroom with two timber single-glazed windows overlooking the rear and side aspects, together with a central heating radiator.



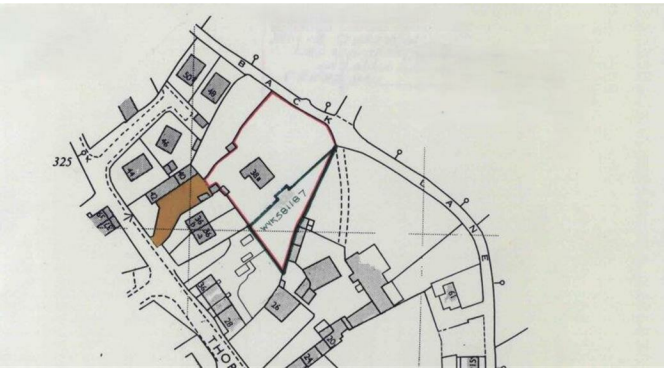
BATHROOM

8'5" x 7'3" [2.58m x 2.23m]
Fitted with a four piece suite comprising a panelled bath with twin taps, pedestal wash basin with twin taps, low-flush WC and a shower enclosure with curtain and mixer shower. The shower enclosure has tiled walls, with further partial tiling around the bath. There is also a central heating radiator and a timber single glazed frosted window overlooking the rear aspect.



OUTSIDE

Externally, there is a brick built outhouse, with one open section and a separate storage area accessed by a timber door and benefiting from a timber single glazed window. The rear garden is currently heavily overgrown, with a pathway cut through the vegetation leading to the rear entrance door. A further pathway continues around the left hand side of the property towards the front. The property benefits from spectacular views over green belt farmland.



PLEASE NOTE

Please be aware that this property is in a derelict condition and requires extensive renovation. There is damage to the roof, and some floors are unstable and in poor condition. Anyone attending a viewing must take extra care at all times and wear suitable footwear. Viewers enter the property at their own risk and should not access any areas considered unsafe. Children will not be permitted inside the property.

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.

COUNCIL TAX BAND

The council tax band for this property is D.

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.

VIEWINGS

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