



WAKEFIELD  
01924 291 294

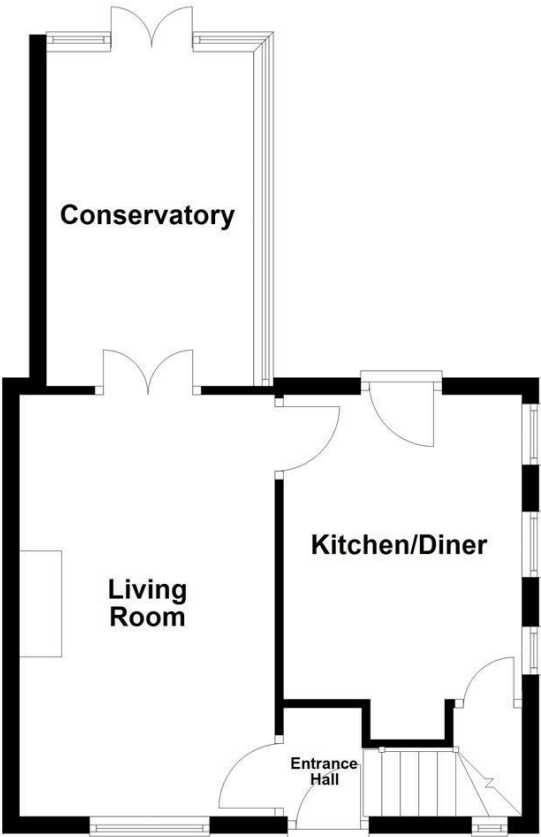
OSSETT  
01924 266 555

HORBURY  
01924 260 022

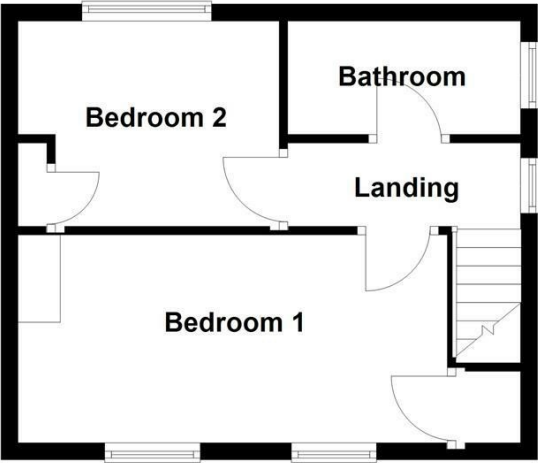
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

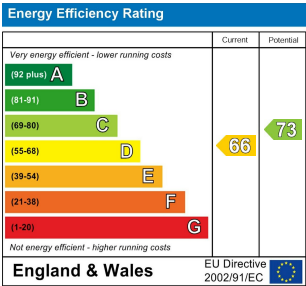


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 14 Westfield Crescent, Ryhill, Wakefield, WF4 2BN

### For Sale Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in a popular residential location is this two bedroom semi detached property. Whilst requiring a degree of modernisation, the home offers fantastic potential and features two well proportioned bedrooms, ample reception space including a conservatory, and a generous plot with attractive gardens, making it an exciting opportunity not to be missed.

The accommodation briefly comprises an entrance hall leading to the first floor landing, a spacious living room, a kitchen/diner with useful understairs storage and a conservatory providing further living space with access to the rear garden. To the first floor there are two good sized bedrooms, each with storage cupboards, along with the house bathroom. Externally, the property enjoys a low maintenance front garden with a concrete pathway and driveway providing off road parking for one to two vehicles, secured by timber double gates. The generous side and rear gardens are predominantly laid to lawn and incorporate mature trees, shrubs, and flowers, as well as fruit trees, including apple. A paved patio area is ideal for outdoor dining and entertaining, fully enclosed by timber fencing.

Ryhill is an ideal location for a range of buyers, from first time purchasers to young families or professional couples. Shops and schools can be found within walking distance, with a wider range of amenities available in Wakefield city centre. Excellent transport links are close by, including local bus routes and easy access to the M1 and A1 motorways for those needing to travel further afield.

Only a full internal inspection will truly reveal the potential this property has to offer, and an early viewing is highly recommended to avoid disappointment.

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





ACCOMMODATION

ENTRANCE HALL

Frosted double glazed entrance door, stairs to the first floor landing, UPVC double glazed window to the front and a door to the living room.

LIVING ROOM

16'4" x 9'10" [max] x 8'3" [min] [4.98m x 3.00m [max] x 2.54m [min]]  
Two central heating radiators, UPVC double glazed window to the front, a set of UPVC double glazed French doors to the conservatory, door through to the kitchen diner and a gas fireplace with marble hearth, surround and wooden mantle.



CONSERVATORY

12'11" x 8'4" [3.95m x 2.55m]  
Surrounded by UPVC double glazed windows overlooking the rear garden, with a set of UPVC double glazed French doors to the rear garden and a central heating radiator.



KITCHEN/DINER

9'3" x 13'3" [max] x 12'0" [min] [2.82m x 4.05m [max] x 3.66m [min]]  
Fitted with a range of wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer, space for under counter fridge/freezer and space for a cooker with stainless steel extractor hood above. Central heating radiator, combi boiler housed here, access to understairs storage cupboard, three UPVC double glazed windows to the side, composite rear door with frosted glass pane.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, central heating radiator, and access to two bedrooms and the house bathroom.

BEDROOM ONE

8'0" x 16'7" [max] x 15'5" [min] [2.44m x 5.06m [max] x 4.70m [min]]  
UPVC double glazed windows to the front, central heating radiator and access to an overstairs storage cupboard.



BEDROOM TWO

7'11" x 9'10" [max] x 8'0" [min] [2.43m x 3.02m [max] x 2.46m [min]]  
UPVC double glazed window to the rear, central heating radiator and access to a storage cupboard.



BATHROOM/W.C.

9'2" x 4'6" [2.80m x 1.38m]  
Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., pedestal wash basin and bath with mixer tap and shower head attachment.



OUTSIDE

The front garden is a driveway providing off road parking for at least two vehicles. To the side and rear, the property benefits from a generous corner plot, mainly laid to lawn with planted features, including mature shrubs, flowers and fruit trees such as apple. The garden is fully enclosed with fencing and incorporates a paved patio area, ideal for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

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 Wakefield 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.