Richard Kendall Estate Agent

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37 Chapel Street, Ryhill, WF4 2AD

For Sale By Modern Method Of Auction Freehold Starting Bid £150,000

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the popular semi rural village of Ryhill and offered for sale with no chain is this well proportioned three bedroom semi detached family home, offering generous accommodation together with gardens to both the front and rear, ample off road parking and a detached brick built garage.

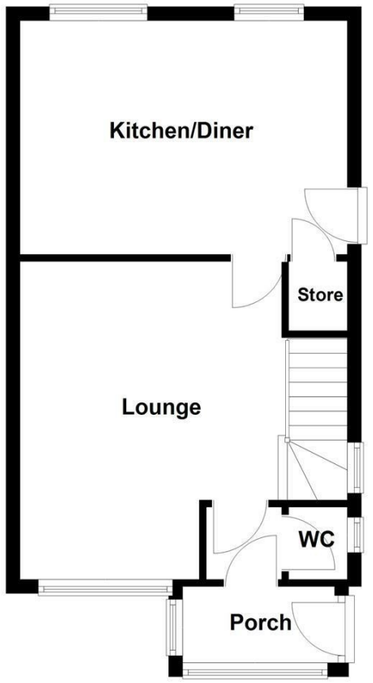
Benefitting from UPVC double glazing and gas central heating throughout, the accommodation is approached via an entrance porch which leads into the welcoming entrance hall. The ground floor comprises a spacious living room, fitted kitchen diner providing an excellent space for family dining and entertaining, and a convenient downstairs WC. To the first floor are three well proportioned bedrooms, together with the family bathroom. Externally, the property benefits from an attractive lawned garden to the front, with a driveway providing off road parking and leading to the detached brick built garage. To the rear is an enclosed garden featuring a paved patio seating area and lawn, providing an ideal space for outdoor dining, relaxation and family enjoyment.

The property is conveniently positioned for a range of local shops and everyday amenities, together with nearby schooling, including primary schools. The semi rural setting also provides an appealing balance between village living and convenient access to surrounding towns and amenities.

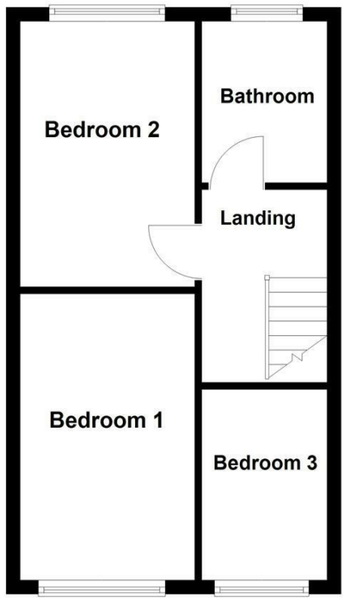
Offering excellent potential as a comfortable family home in a pleasant village setting, an early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.

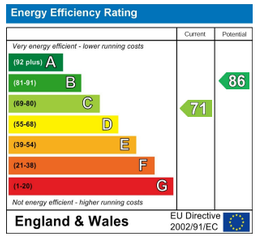
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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.



ACCOMMODATION

PORCH
UPVC front entrance door, two UPVC double glazed windows and leads into the vestibule entrance hall.

ENTRANCE HALL
Doors to the lounge and downstairs w.c.

W.C.
UPVC double glazed window to the side, pedestal wash basin and low flush w.c.

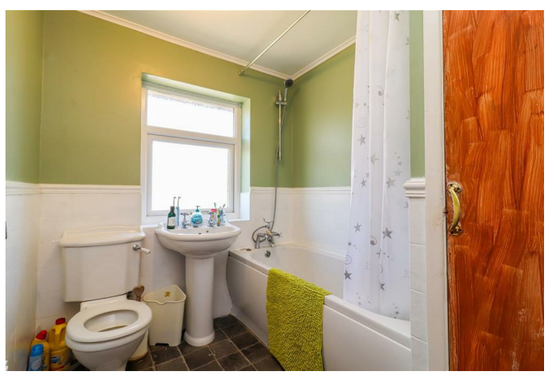
LOUNGE
14'11" x 14'4" (4.55m x 4.37m)
UPVC double glazed window to the front elevation, central heating radiator, laminate flooring, door to the kitchen/diner and staircase to the first floor landing



KITCHEN/DINER
10'11" x 14'10" (3.34m x 4.54m)
Range of wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine. UPVC double glazed windows and barn door to the rear elevation and door to understairs storage.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access and doors to three bedrooms and bathroom.

BATHROOM/W.C.
7'7" x 5'11" (2.33m x 1.81m)
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower head attachment and mixer tap. UPVC double glazed frosted window to the rear, central heating radiator, chrome towel rail and airing cupboard.



BEDROOM ONE
13'6" x 8'2" (4.13m x 2.51m)
Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO
12'5" x 8'3" (3.80m x 2.53m)
Central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE
10'4" x 5'11" (3.15m x 1.81m)
Central heating radiator and UPVC double glazed window to the front elevation.

OUTSIDE
To the front is a lawned garden and driveway leading to the brick built detached garage. To the rear is an enclosed garden with patio area and lawned garden.



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 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.

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.