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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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 4 Princess Street, Wakefield, WF1 5NY

## For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Conveniently situated between Wakefield city centre and Sandal is this well presented three bedroom mid terraced property, offering well proportioned accommodation over three floors, modern fixtures and an attractive enclosed rear garden.

The accommodation briefly comprises a living room with access to the first floor, along with an inner hallway providing understairs storage and leading through to the modern fitted kitchen. The kitchen offers access to the rear garden and a useful utility area. To the first floor, the landing provides access to two bedrooms and a contemporary house bathroom, with a further staircase leading to the third bedroom on the second floor. Externally, the property benefits from on street parking to the front. To the rear, there is a low maintenance garden incorporating an artificial lawn, railway sleeper borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it suitable for both pets and children.

The property is ideally located for a range of local amenities, with shops, schools and public houses within walking distance, and is well positioned between Sandal and Wakefield city centre. Sandal and Agbrigg train station is also within walking distance, providing convenient links to Leeds and beyond, while Wakefield offers two further train stations with connections to Manchester and London. The M1 and M62 motorway networks are also easily accessible.

This property would make an excellent purchase for first time buyers, growing families or professional couples. Only a full internal inspection will fully appreciate all that is on offer. Early viewing is highly recommended.

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



## ACCOMMODATION

### LIVING ROOM
11'1" x 12'10" (max) x 11'8" (min) (3.40m x 3.93m (max) x 3.56m (min))
Frosted UPVC double glazed entrance door leading into the living room, with UPVC double glazed window to the front, coving to the ceiling, ceiling rose, staircase to the first floor landing, gas fireplace and door through to the inner hallway.



### INNER HALLWAY
Access to understairs storage and opening through to the kitchen.

### KITCHEN
11'1" x 12'10" (max) x 11'2" (min) (3.40m x 3.93m (max) x 3.42m (min))
Fitted with a range of modern wall and base units with work surfaces over, composite sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor above, integrated oven, microwave, dishwasher and fridge freezer. UPVC double glazed door to the rear garden, additional UPVC door, central heating radiator, coving and spotlights to the ceiling, with opening into the utility room.

### UTILITY ROOM
4'5" x 9'6" (1.35m x 2.90m)
UPVC double glazed windows to the side, work surface with space and plumbing for a washing machine, wall units and housing the Ideal boiler, with tiled splashback.



### FIRST FLOOR LANDING
Access to two bedrooms, house bathroom and staircase to bedroom three.

### BEDROOM ONE
11'8" x 11'1" (max) x 8'4" (min) (3.57m x 3.40m (max) x 2.55m (min))
UPVC double glazed window to the front, fitted wardrobe, central heating radiator and decorative cast iron fireplace.



### BEDROOM TWO
11'1" x 8'7" (max) x 7'4" (min) (3.40m x 2.62m (max) x 2.25m (min))
UPVC double glazed window to the rear, dado rail, central heating radiator and decorative cast iron fireplace.



### HOUSE BATHROOM/W.C.
7'9" x 3'10" (2.38m x 1.18m)
Fitted with a modern suite comprising concealed low flush W.C., wash basin set within a floating vanity unit, tiled bath with mixer tap and mains fed shower over with glass screen, full tiling, LED mirror and anthracite ladder style radiator.



### BEDROOM THREE
12'9" x 17'2" (max) x 3'11" (min) (3.90m x 5.24m (max) x 1.21m (min))
Beamed ceiling, Velux style roof light and central heating radiator.



### OUTSIDE
On street parking to the front. To the rear, a low maintenance garden mainly laid to artificial lawn with railway sleeper borders and a paved patio area, enclosed by timber fencing with gated access, ideal for pets and children.



### COUNCIL TAX BAND
The council tax band for this property is A.

### 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.