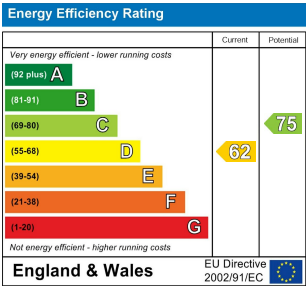


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**WAKEFIELD**  
01924 291 294

**OSSETT**  
01924 266 555

**HORBURY**  
01924 260 022

**NORMANTON**  
01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



## 10 Longsight Terrace, Kinsley, Pontefract, WF9 5HQ

### For Sale By Modern Method Of Auction Freehold Starting Bid £63,000

For sale by Modern Method of Auction; Starting Bid Price £63,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this three bedroom mid terrace house, offering spacious and versatile living accommodation arranged over three levels. The property features three generous double bedrooms, an open plan lounge and dining room, front and rear gardens, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises: an entrance hall, modern fitted kitchen, utility room, and a four piece house bathroom to the ground floor. An understairs storage cupboard and an L-shaped lounge/diner complete this level, with UPVC double-glazed French doors opening onto the front garden. To the first floor, there are two well proportioned double bedrooms and a further staircase leading to the second floor, which houses the third double bedroom. Externally, the front of the property boasts an attractive lawned garden with a timber decked patio area beneath a pergola with a plastic roof, a timber shed, and well established planted borders, all enclosed by timber panel fencing. To the rear, there is a block paved pathway leading to a timber gate providing access to the roadway behind. Interested parties should note that neither the existing side extension or the partially completed extension to the rear have the necessary Planning Permission or Building Control consents.

The property is ideally located within walking distance of the local amenities and schools available in Kinsley, with regular bus routes providing access to Pontefract town centre.

Only a full internal inspection will truly reveal the space and potential on offer in this home, and an early viewing is highly recommended.

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





## ACCOMMODATION

### ENTRANCE HALL

A UPVC glazed rear entrance door, laminate flooring and provides access to the downstairs bathroom and the utility room, with a feature archway opening through into the modern kitchen.

### BATHROOM/W.C.

57" x 163" [1.72m x 4.96m]

A fitted with a four piece suite including a curved panel bath with chrome waterfall mixer tap and a large enclosed shower cubicle with mixer shower and rain shower head. A low flush w.c. with concealed cistern set within high gloss vanity units with a laminate work surface, together with a ceramic sink with chrome waterfall mixer tap and vanity mirror above. A chrome heated towel rail and laminate tiled flooring. Two frosted windows, one to the rear and one to the side providing natural light.



### UTILITY ROOM

811" x 101" [2.72m x 3.09m]

A range of high gloss wall and base units with laminate work surfaces, space for a large freestanding fridge/freezer, plumbing and drainage for a

washing machine and space for a dryer beneath the counter. Laminate flooring, a central heating radiator and strip lighting.

### KITCHEN

100" x 109" [3.05m x 3.28m]

A range of wall and base units with laminate worktops and tiled splashback. 1.5 stainless steel sink and drainer with mixer tap, twin integrated oven and grill, a separate five burner gas hob with cooker hood above and a curved glass surround. A UPVC double glazed window overlooking the rear aspect, inset ceiling spotlights, laminate flooring, a central heating radiator and integrated fridge and dishwasher. A staircase leads from the kitchen to the first floor landing, where doors give access to the understairs storage cupboard and the lounge diner.

### LOUNGE/DINER

1110" [min] x 153" [max] x235" [3.62m [min] x 4.66m [max] x7.15m]

A UPVC double glazed window to the front elevation along with UPVC double glazed French doors also opening to the front. Inset ceiling spotlights and two central heating radiators.



### FIRST FLOOR LANDING

A UPVC double glazed window overlooking the rear elevation and leads through to two bedrooms. A door on the landing also houses the staircase leading up to bedroom three on the second floor.

### BEDROOM ONE

120" x 141" [3.67m x 4.30m]

A UPVC double glazed window facing the front elevation and a central heating radiator.



### BEDROOM TWO

77" x 101" [2.32m x 3.08m]

A UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BEDROOM THREE

131" x 116" [4.01m x 3.53m]

Located on the upper floor, bedroom three features a UPVC double glazed window to the side elevation along with an additional UPVC double glazed Velux style roof window, and a central heating radiator.



### OUTSIDE

The front garden includes a timber decked patio area beneath a timber pergola with a plastic roof, a pleasant lawned section and a timber shed positioned in the corner. Planted borders run along three sides, enclosed by timber panel fencing. To the rear, a timber gate provides access from the road, leading to a block paved pathway and the rear UPVC entrance door to the hall. The rear also includes a partially completed extension structure offering potential for future development, subject to any necessary consents.



### PLEASE NOTE

Interested parties should note that the existing side extension and the partially completed extension to the rear do NOT have the necessary Planning Permission or Building Control consents. Further details are available on request.

### 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 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.

### 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.