

# property details **approval form**

178 Alverthorpe Road, Wakefield, West Yorkshire, England, WF2 9PX

**Date:** 05 March 2026

**Property Ref and Version:** WAK127367 - 0002

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £130,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Guide Price £130,000!
- > SOLD BY MODERN METHOD OF AUCTION
- > 3-bedroom mid terrace
- > In a sought after area of Alverthorpe, Wakefield
- > Ideal for investors or first time buyers
- > EPC Rating: Awaited

## >> **short description**

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Guide price £130,000. Located in the residential area of Alverthorpe, Wakefield, this 3 bedroom mid terrace property presents an excellent opportunity for investors, or first time buyers hoping to put their own stamp on their home! Offered to the market via MODERN METHOD OF AUCTION!

## >> **long description**

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Guide price £130,000. Located in the popular residential area of Alverthorpe, Wakefield, this 3 bedroom mid terrace property presents an excellent opportunity for investors, or first time buyers hoping to put their own stamp on their home! Offered to the market via MODERN METHOD OF AUCTION! This property offers generous accommodation set over two floors and provides potential to add value! The ground floor comprises of a hallway, and generous sized living room and kitchen area, whilst to the first floor there are 3 well proportioned bedrooms and a family bathroom. Externally the property benefits from a rear yard area and on street parking. Conveniently positioned for local amenities, schools and transport links, including easy access to Wakefield city centre and surrounding motorway networks. VIEWINGS HIGHLY RECOMMENDED! Not to be missed

## >> **directions**

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**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

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## >> **Agent Note**

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## >> **room description**

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### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Lounge**

12' 7" max x 15' 1" max ( 3.84m max x 4.60m max )

### **Kitchen**

14' 1" max x 10' 2" max ( 4.29m max x 3.10m max )

### **Bedroom One**

12' 6" max x 15' 1" max ( 3.81m max x 4.60m max )

### **Bedroom Two**

14' 3" max x 5' 4" max ( 4.34m max x 1.63m max )

### **Bedroom Three**

7' 9" max x 6' max ( 2.36m max x 1.83m max )

### **Bathroom**

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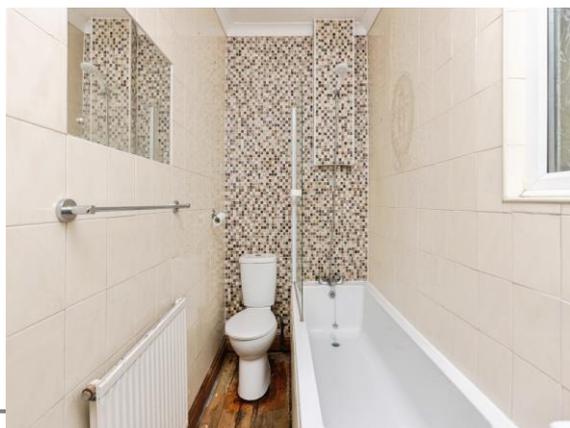
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## >> property images



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## >> **property images**

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**>> property images**

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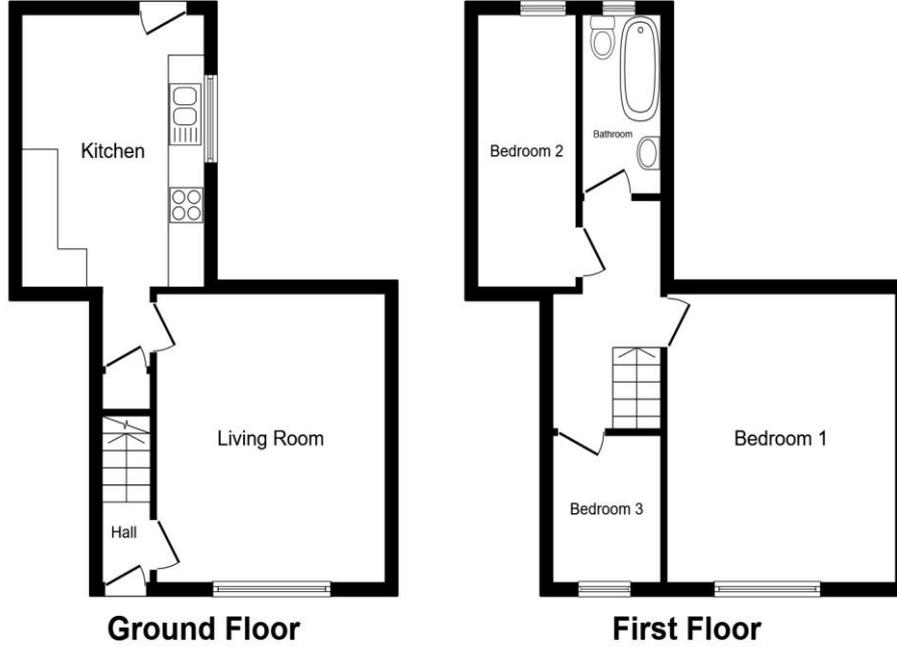
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## >> floor plan

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Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Imogen Smithson</b>		
<b>Mrs M.A. Scholes</b>		

**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

**T** 01924 381381 **E** [Wakefield@williamhbrown.co.uk](mailto:Wakefield@williamhbrown.co.uk)

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