



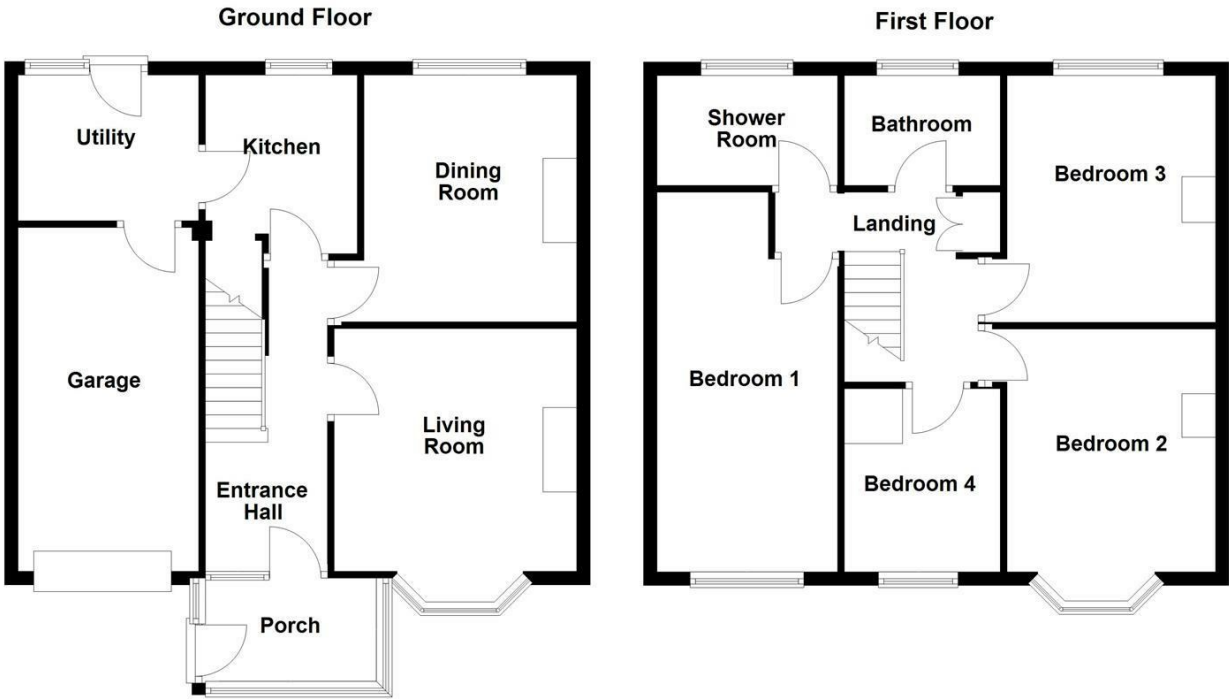
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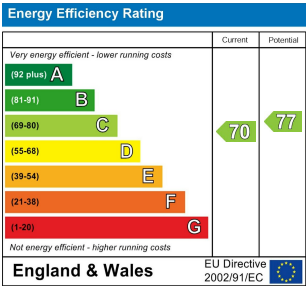


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Shakespeare Avenue, Normanton, WF6 1EA

For Sale By Modern Method Of Auction Freehold Starting Bid £145,000

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled within a pleasant cul-de-sac is this extended four bedroom semi detached home offering generously proportioned accommodation throughout including multiple reception spaces and both front and rear gardens, this property presents a fantastic opportunity and is not to be missed.

The accommodation briefly comprises a porch opening into the entrance hall, which provides access to the living room, dining room, kitchen and stairs to the first floor. The kitchen leads through to a useful utility room, with further access to the rear garden and the single integral garage, which benefits from an electric roll up door, power and lighting. To the first floor, the landing provides loft access, a fitted storage cupboard, and doors leading to four bedrooms, the house bathroom and a separate shower room. Externally, the front garden is tiered with pebbled and planted features, enclosed by a wall and timber fencing. A set of wrought iron gates open to a tarmac driveway, providing off-street parking and leading to the integral garage. To the rear, the garden is mainly laid to lawn with planted borders and is fully enclosed by timber fencing, making it ideal for families with children and pets.

Normanton is an excellent location for a wide range of buyers, particularly growing families, offering a wealth of local shops, amenities and well regarded schools within walking distance. The property also benefits from excellent transport links, including Normanton's own train station with direct connections to major cities such as Leeds and Sheffield, along with easy access to the M62 motorway network for those commuting further afield.

Whilst in need of a degree of modernisation, this home offers superb potential to create a modern family residence. An early viewing is highly recommended to fully appreciate all that is on offer.

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



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ACCOMMODATION

PORCH

5'1" x 8'6" (1.55m x 2.61m)

Frosted UPVC double glazed entrance door surrounded by UPVC double glazed windows, with a further frosted UPVC double glazed door to the entrance hall.

ENTRANCE HALL

Central heating radiator, staircase access to the first floor landing and doors leading to the living room, dining room and kitchen.

LIVING ROOM

13'11" x 11'10" (max) x 5'1" (min) [4.25m x 3.61m (max) x 1.56m (min)]

UPVC double glazed bay window to the front, central heating radiator and a gas fireplace with tiled surround and mantle.



DINING ROOM

11'10" x 11'10" (max) x 9'3" (min) [3.63m x 3.62m (max) x 2.82m (min)]

UPVC double glazed window to the rear, central heating radiator, and an open fireplace with tiled hearth, surround, and mantle.



KITCHEN

8'9" x 7'4" (max) x 4'4" (min) [2.68m x 2.25m (max) x 1.34m (min)]

UPVC double glazed window to the rear, understairs storage cupboard, and door through to the utility. Fitted with a range of wall and base shaker-style units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback and space and plumbing for a gas cooker.

UTILITY

8'9" x 6'11" [2.68m x 2.12m]

Fitted units with laminate work surfaces, tiled splashback and plumbing for washing machine and tumble dryer. British Gas boiler housed here. Frosted UPVC double glazed door to the rear garden and door through to the garage.

GARAGE

8'11" x 16'1" [2.73m x 4.91m]

Power and light, electric roll up door, and access to understairs storage cupboard.

FIRST FLOOR LANDING

Loft access, fitted storage cupboard, and doors to four bedrooms, the house bathroom and the shower room.

BEDROOM ONE

8'10" x 17'6" (max) x 14'2" (min) [2.70m x 5.35m (max) x 4.32m (min)]

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

14'4" x 11'1" (max) x 5'3" (min) [4.38m x 3.40m (max) x 1.62m (min)]

UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

11'10" x 11'2" (max) x 8'9" (min) [3.62m x 3.41m (max) x 2.68m (min)]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

7'7" x 8'11" (max) x 6'3" (min) [2.32m x 2.72m (max) x 1.91m (min)]

UPVC double glazed window to the front and bulkhead.

BATHROOM/W.C.

7'10" x 5'4" [2.40m x 1.64m]

Frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin, and panelled bath. Fully tiled.



SHOWER ROOM/W.C.

Frosted UPVC double-glazed window to the rear, extractor fan, chrome ladder-style central heating radiator, low flush w.c., pedestal wash basin, and shower cubicle with electric shower and glass screen. Part tiled.



OUTSIDE

To the front is a tiered garden with pebbled and planted features, timber fencing and walls, wrought iron gate leading to a tarmac driveway providing off road parking for one vehicle, and access to the integral garage. To the rear is a garden mainly laid to lawn with planted borders and enclosed by timber fencing, ideal for pets and children.



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 Normanton 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.