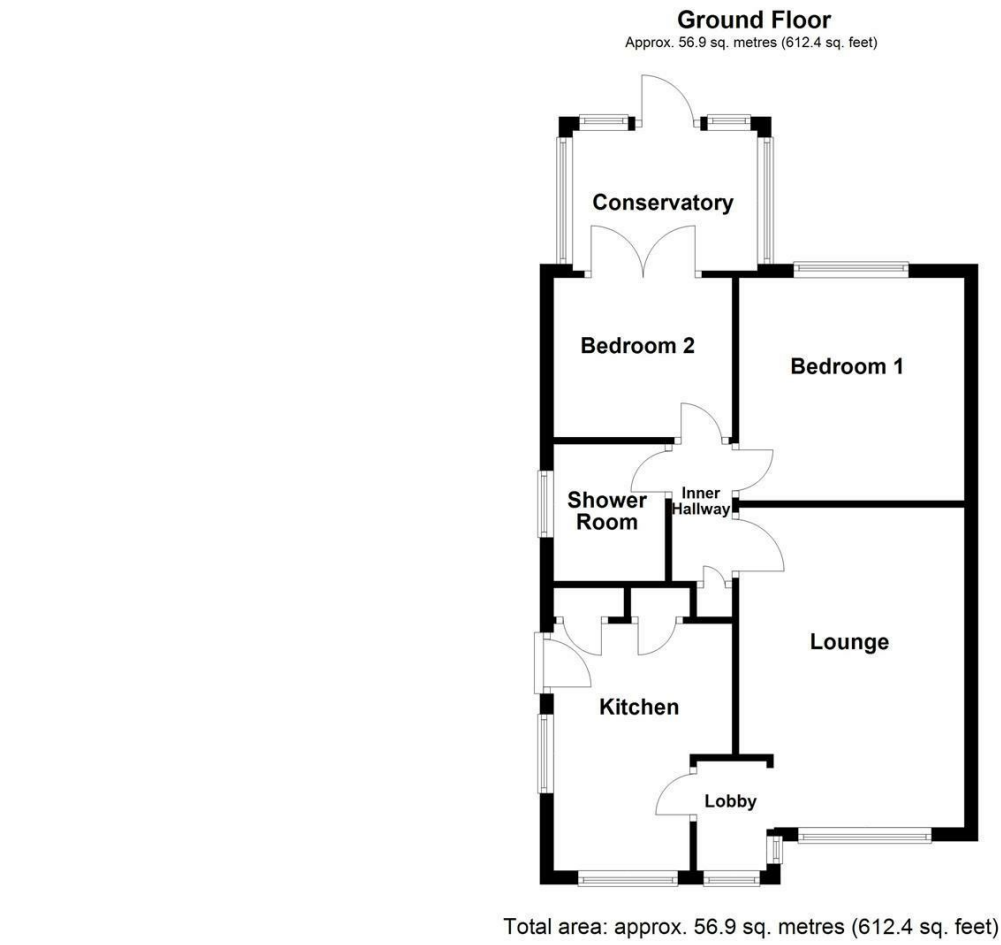


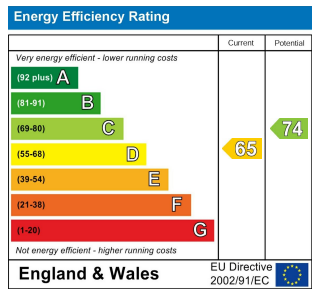


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Pentland Grove, Lupset Park, Wakefield, WF2 8JU

For Sale Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Superbly appointed throughout is this attractive and deceptively spacious two bedroom semi detached bungalow, benefitting from UPVC double glazing and gas central heating, along with well maintained gardens and ample off road parking.

The accommodation briefly comprises of the fitted kitchen, inner hallway, spacious living room, conservatory, two well proportioned bedrooms and a modern shower room. Externally, the property enjoys attractive gardens to both the front and rear, along with a block paved driveway to the side providing ample off road parking and leading to a detached garage.

The property is situated in a popular area of Wakefield, well placed for a range of local amenities including shops and schools, with regular bus routes nearby and convenient access to the motorway network.

Offered for sale with no onward chain and vacant possession, this property would make an ideal home for a professional couple or those looking to downsize. An early viewing is highly recommended.

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



ACCOMMODATION

KITCHEN

12'11" x 8'6" (max) x 6'11" (min) [3.95m x 2.60m (max) x 2.11m (min)]
Composite entrance door leading into the kitchen, fitted with a range of modern wall and base units with laminate work surfaces over incorporating a central sink and drainer with mixer tap, plumbing for a washing machine, integrated grill and double oven, gas hob with tiled splashback, integrated fridge and freezer, radiator, fully tiled floor, and UPVC double glazed windows to the front and side. Access to a pantry and storage cupboard.



LOBBY

UPVC double glazed windows to the front and side, radiator and archway leading through to the lounge.

LOUNGE

9'8" (min) x 11'7" (max) x 15'10" [2.97m (min) x 3.54m (max) x 4.84m]
Electric fire set within a marble surround, radiator, coving to the ceiling, UPVC double glazed window to the front and door leading into the inner hallway.



INNER HALLWAY

Access to storage cupboard, loft hatch, two bedrooms and shower room.

SHOWER ROOM/W.C.

6'11" x 5'6" [2.12m x 1.68m]
Modern suite comprising concealed low flush W.C., wash basin set within vanity unit, corner shower cubicle with electric shower, fully tiled walls, chrome heated towel rail and frosted UPVC double glazed window to the side.



BEDROOM ONE

8'6" (to wardrobes) x 12'8" [2.60m (to wardrobes) x 3.88m]
Fitted wardrobes with sliding doors to one wall, coving to the ceiling, radiator and UPVC double glazed window to the rear.



BEDROOM TWO

9'7" x 7'9" [9'9" into wardrobes] [2.93m x 2.38m [2.99m into wardrobes]]
Fitted wardrobes along one wall, coving to the ceiling, radiator and UPVC double glazed French doors leading into the conservatory.



CONSERVATORY

6'6" x 9'2" [2.00m x 2.80m]
UPVC double glazed construction with tiled floor, radiator and door leading out to the rear garden



OUTSIDE

To the front, a lawned garden with planted shrubs. To the side, a block paved driveway provides ample off road parking and leads to a detached garage with up and over door. To the rear, an attractive lawned garden with a block paved patio area and planted borders.



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.