



Auction guide price £110,000

TENURE : FREEHOLD

Park Lodge Lane, Wakefield, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**For Sale by Modern Auction –
T & C's apply**

Subject to Reserve Price

Buyers fees apply

**The Modern Method of
Auction**

Two double bedrooms

**Spacious living
accommodation**

Movenowproperties.com LTD
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**MoveNow
Properties**

MoveNowProperties would like to proudly present this well-presented two-bedroom home. The property benefits from recent upgrades including a modern boiler and full electrical rewire, generous living space, a conservatory, and private gardens to both the front and rear. While well maintained, the home also offers scope for cosmetic improvement, making it ideal for a range of buyers.

Entrance Hall

Accessed via a UPVC entrance door, the welcoming entrance hall features carpeted flooring, a radiator, stairs leading to the first floor, and an internal door opening into the living area.

Living Room

Measurements: 14'10" x 14'4" (4.53m x 4.36m)

A bright and comfortable living space with carpeted flooring, a gas fire, radiator, and patio doors providing access into the conservatory.

Conservatory

Measurements: 12'6" x 9'1" (3.80m x 2.76m)

The conservatory offers additional versatile living space and features tiled flooring, double-glazed windows overlooking the side and rear, patio doors opening onto the enclosed rear garden, and a radiator.

Kitchen / Dining Area

Measurements: 17'3" x 11'7" (5.26m x 3.54m)

The kitchen offers a range of wall and base units with complementary work surfaces and splashback tiling. Integrated appliances include an electric oven and hob, along with a 1.5 sink and drainer with mixer tap. A large double-glazed window overlooks the front, and there is useful under-stairs storage.

The adjoining dining area benefits from carpeted flooring, a radiator, a double-glazed window overlooking the rear garden, and an internal door leading to the side porch.

Side Porch

With double-glazed windows to the front, side, and rear, this useful space includes tiled flooring, power and lighting, and a UPVC external door providing additional access.

Stairs and Landing

The landing features carpeted flooring, a handrail, a double-glazed window overlooking the front, a storage cupboard, and a loft hatch. Doors lead to both bedrooms, the bathroom, and the separate WC.

Bedroom One

Measurements: 14'3" x 11'10" (4.34m x 3.60m)

A generous double bedroom with carpeted flooring, radiator, wall lights, and a large double-glazed window overlooking the rear. The room also benefits from a useful storage cupboard housing the combi boiler, with an additional double-glazed window overlooking the front.

Bedroom Two

Measurements: 11'8" x 10'3" (3.56m x 3.12m)

A second double bedroom featuring carpeted flooring, a radiator, and a double-glazed window overlooking the rear.

Bathroom

Measurements: 5'5" x 4'8" (1.66m x 1.42m)

The bathroom comprises a wash basin set within a modern vanity unit, a bath with overhead electric shower and glass shower screen, fully tiled walls, a chrome heated towel rail, and a frosted double-glazed window to the side.

WC

Separate WC fitted with a low-flush toilet, part-tiled walls, and a frosted double-glazed window overlooking the front.

Outside

To the front, the property benefits from a private garden with patio area, shrub boundaries, and a pathway leading to the front and side entrance doors.

To the rear, there is a spacious enclosed garden featuring a patio seating area, lawn, shrubs, and fenced boundaries—ideal for outdoor enjoyment.

EPC Rating: D67

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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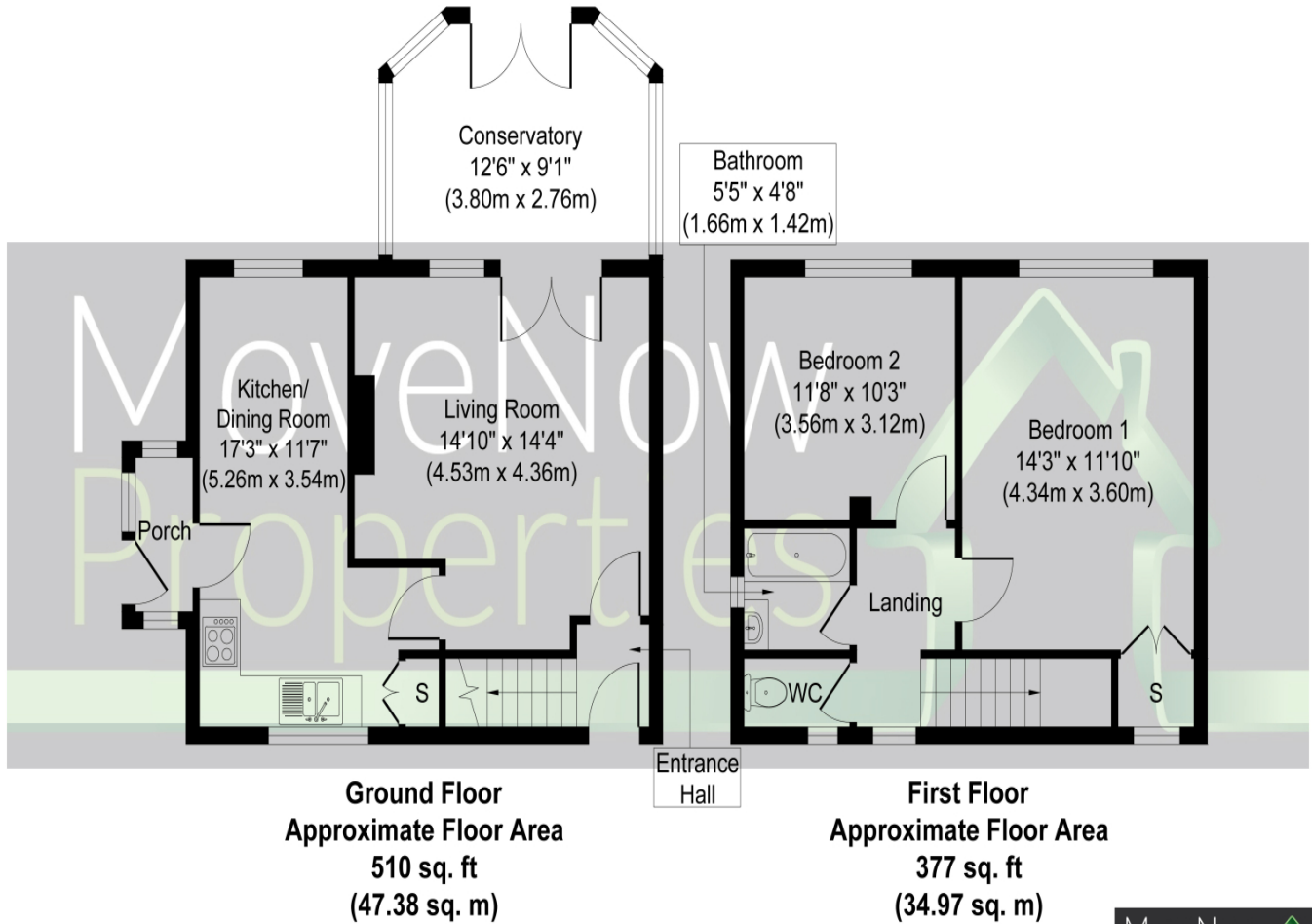
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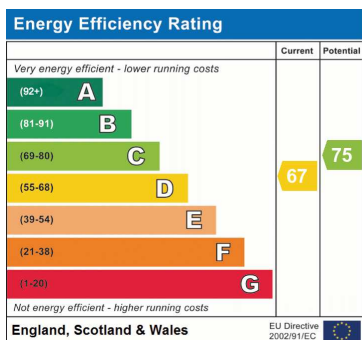






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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