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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.



<b>WAKEFIELD</b> <b>01924 291 294</b>	<b>OSSETT</b> <b>01924 266 555</b>	<b>HORBURY</b> <b>01924 260 022</b>
<b>NORMANTON</b> <b>01924 899 870</b>	<b>PONTEFRACT &amp; CASTLEFORD</b> <b>01977 798 844</b>	



## 111 Bradford Road, Tingley, Wakefield, WF3 1SD

### For Sale By Modern Method Of Auction Freehold Starting Bid £490,000

For sale by Modern Method of Auction; Starting Bid Price £480,000 plus reservation fee. Subject to an undisclosed reserve price.

A substantial grade II listed period home which can provide spacious and versatile living accommodation over three floors and a further detached dwelling behind.

The accommodation briefly comprises to the ground floor of the main entrance hall, inner hallway with w.c., sitting room, living room, lounge/diner with office off, further hallway leading to the kitchen, former bathroom and utility with a further hallway with stairs down to the cellar, stairs to the first floor and access to a further reception room. Stairs to the first floor lead to six bedrooms and bathroom. A further staircase leads to the loft room which could be used for a variety of purposes (please note: part of the roof has collapsed due to a fire). Outside, the property enjoys gardens to the front and side (please note: there is right of vehicular and pedestrian access leading to Blackgates Miniature Railway at the rear). In addition to the rear of Freedom house there is a further detached dwelling offering further potential to create accommodation, subject to planning and consent.

Situated in the sought after location of Tingley and formerly part of Blackgates Farm, the property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, there is huge potential to develop Freedom House and the detached dwelling further, subject to planning.

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





#### ACCOMMODATION

##### ENTRANCE HALL

Entrance door, door to the sitting room, archway and door to the inner hallway.

##### SITTING ROOM

15'7" x 17'0" [4.77m x 5.20m]

Two windows to the front and window to the side, radiator, fireplace and archway into the lounge.

##### INNER HALLWAY

Stairs to the first floor landing, radiato, doors to the living room and downstairs w.c.

##### W.C.

##### LIVING ROOM

17'3" x 20'7" [max] [5.26m x 6.29m [max]]

Three windows to the side and door to further inner hallway.

##### FURTHER INNER HALLWAY

Doorway to the kitchen, doors to the utility room and former bathroom.

##### FORMER BATHROOM

10'1" x 11'9" [3.09m x 3.59m]

Please note: the roof has fallen through.

##### KITCHEN

12'2" x 9'4" [3.71m x 2.87m]

Wall and base units. Two windows to the side.

##### UTILITY ROOM

15'9" x 12'0" [4.81m x 3.66m]

Two windows to the side and doorway to hallway with access down to the cellar, stairs to the first floor landing and door to the reception room.

##### CELLAR

##### LOUNGE/DINER

12'9" [min] x 16'11" [max] x 26'10" [3.90m [min] x 5.17m [max] x 8.18m]

Two windows to the front, window to the side and doorway into the office.

##### OFFICE

9'2" x 11'5" [min] x 13'0" [max] [2.80m x 3.49m [min] x 3.97m [max]]

Window to the rear.

##### RECEPTION ROOM

##### FIRST FLOOR LANDING

Doors to two bedrooms and further landing area providing access to two further bedrooms.

##### BEDROOM

11'4" [min] x 18'3" [max] x 25'9" [3.47m [min] x 5.57m [max] x 7.87m]

L-shaped bedroom with two radiators, two windows to the side and window to the other side.

Door to further landing area.

##### FURTHER LANDING AREA

Stairs down to the ground floor and door to the bathroom and further bedroom.

##### BEDROOM

12'5" x 18'6" [3.80m x 5.65m]

Windows to either side and radiator.

##### BATHROOM/W.C.

5'3" x 8'1" [1.61m x 2.48m]

Window to the side.

##### BEDROOM

12'11" x 20'5" [3.96m x 6.23m]

Two windows to the side and radiator.

##### BEDROOM

17'3" x 14'11" [5.26m x 4.55m]

Two windows to the front and door to the dressing area.

##### DRESSING AREA

Doorway to two bedrooms.

##### BEDROOM

16'10" x 14'9" [5.15m x 4.52m]

Doorway to access this room.

##### BEDROOM

12'9" x 20'7" [3.91m x 6.28m]

Two windows to the side, window to the rear and two radiators.

##### LOFT ROOM

24'5" [7.45m]

##### OUTSIDE

To the front is garden space and ample off street parking. Please be advised from the main entrance, the neighbours have a right of access over. The black gates to the right hand side lead into Freedom House, however there is a road that winds around and to the rear of the property which provides vehicular and pedestrian access and a right of way to further neighbouring properties at the rear which are part of Blackgates miniature railway. There is potential to develop within the grounds, subject to consent. To the back of Freedom House is a further detached dwelling, accessed down the side of Freedom House.



#### FUTHER DETACHED DWELLING

Comprising of three derelict rooms however offering huge potential to develop further subject to consent.

- Room One: 9.79m x 7.01m
- Room Two: 12.56m x 7.01m
- Room Three: 7.13m x 9.10M



HM Land Registry  
Official copy of  
title plan

Title number **WYK35971**  
Ordnance Survey map reference **SE2926SW**  
Scale **1:1250**  
Administrative area **West Yorkshire : Leeds**



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#### PLEASE NOTE

- The property is in total need of renovation and all viewings must enter with extreme caution and with the use of a torch as there is no light and power. Appropriate footwear must be worn.
- The property has suffered from a fire in the roof space and has been vandalised throughout.
- We have been advised there is a TPO within the grounds.

#### 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.

#### COUNCIL TAX BAND

The council tax band for this property is TBC.

#### 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.