Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

42 Pearson Street, Altofts, WF6 2QT

For Sale Freehold Starting Bid £117,000

For sale by Modern Method of Auction; Starting Bid Price £117,000 plus reservation fee. Subject to an undisclosed reserve price.

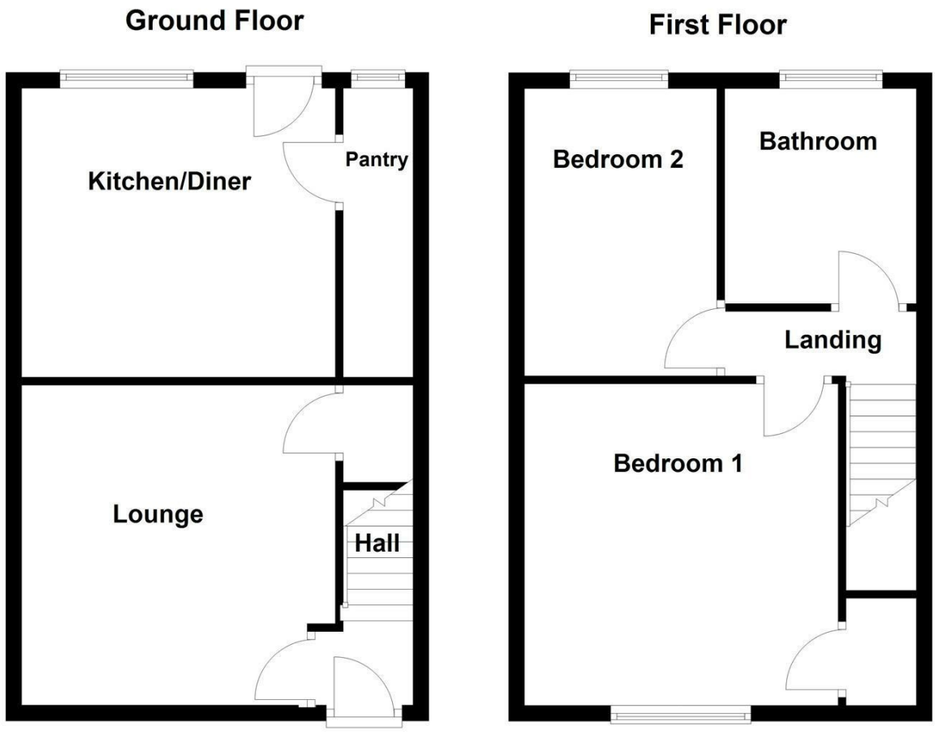
Situated in Altofts is this well presented two bedroom mid terraced property with no chain, offering enclosed gardens and ready to move into accommodation.

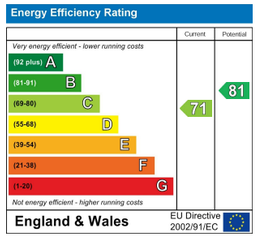
The accommodation briefly comprises an entrance hall, a comfortable living room and a kitchen diner with a useful pantry to the ground floor. To the first floor, the landing provides access to two bedrooms and a spacious family bathroom. Externally, the property benefits from a generous rear garden incorporating brick built outbuildings, along with on street parking available to the front.

The property is ideally located for a range of local amenities including shops and schools, and is well positioned for access to the motorway network, making it particularly suitable for commuters.

Presented in ready to move into condition, this property would make an excellent purchase for a range of buyers. Early viewing is highly recommended.

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





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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall with central heating radiator and door through to the lounge.

LOUNGE
12'9" x 13'4" (3.90m x 4.07m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and door leading through to the kitchen diner.

KITCHEN/DINER
12'10" x 12'3" (3.93m x 3.75m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted kitchen with a range of wall and base units with work surfaces over. Sink and drainer with mixer tap, integrated electric hob with oven and cooker hood, dishwasher, partial tiled splashbacks and spotlights to the ceiling. Built in storage cupboard under the stairs and access through to a side porch with plumbing for a washing machine and additional appliance space.

FIRST FLOOR LANDING
Provides access to two bedrooms and the family bathroom. Loft access to the boarded loft which extends to 20 square metres.

BEDROOM ONE
13'4" x 12'10" (4.07m x 3.92m)
UPVC double glazed window to the front elevation, central heating radiator, laminate flooring, built in storage cupboard over the stairs and spotlights to the ceiling.

BEDROOM TWO
12'1" x 7'11" (3.70m x 2.43m)
UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring and spotlights to the ceiling.

BATHROOM/W.C.
9'0" x 8'0" (2.75m x 2.44m)
UPVC double glazed window to the rear elevation and fitted with a three piece suite comprising panel bath with shower over and glass screen, wash hand basin with tiled splashback and low flush WC. Chrome style heated towel rail and partial tiling.

OUTSIDE
To the front, there is a low maintenance yard with on street parking available. To the rear, there is an enclosed low maintenance garden incorporating artificial lawn and brick built storage sheds, with rear access.

COUNCIL TAX BAND
The council tax band for this property is A.

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.