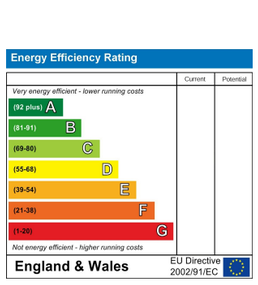
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Total area: approx. 86.3 sq. metres (928.8 sq. feet)



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.

116 Potovens Lane, Outwood, Wakefield, WF1 2LQ

For Sale By Modern Method Of Auction Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the popular Outwood area of Wakefield is this well proportioned two bedroom mid terrace home, offering excellent potential for a degree of modernisation and improvement. Boasting two generous double bedrooms, spacious reception rooms and an enclosed rear garden, this property presents an ideal opportunity for first time buyers, investors or those looking to create a home tailored to their own tastes.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to both the living room and separate dining room. The dining room benefits from useful understairs storage and leads through to the fitted kitchen, which in turn provides access to a practical pantry. To the first floor, the landing provides access to the loft space, two well proportioned double bedrooms and the family bathroom. Externally, the property enjoys a lawned front garden with mature shrubs, a paved pathway leading to the entrance door and enclosed boundaries with timber fencing and a pedestrian gate. To the rear is a generous enclosed garden incorporating lawned and paved areas, together with mature planting, providing an ideal space for outdoor dining and entertaining. The garden also benefits from two useful brick built outbuildings, space for a garden shed and a shared right of access for neighbouring properties.

Outwood is a highly regarded residential location, offering an excellent range of local shops, schools and everyday amenities, with a wider selection available in nearby Wakefield city centre. Outwood railway station provides regular services to Leeds and surrounding areas, whilst the M1 and M62 motorway networks are both within easy reach, making the property particularly attractive for commuters.

Offering excellent potential and situated in a convenient location, this property would make an ideal purchase for first time buyers, investors or those looking for a rewarding renovation project. An early viewing is highly recommended to fully appreciate the potential this home has to offer.

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

ACCOMMODATION

ENTRANCE HALL
A frosted UPVC double glazed front entrance door leads into the hallway, which has coving to the ceiling and a staircase providing access to the first floor landing with partial spotlighting. Doors lead to the living room and dining room.

LIVING ROOM
12'1" x 12'4" (3.70m x 3.77m)
A UPVC double glazed window overlooking the front elevation, coving to the ceiling and a gas fire with a tiled hearth, surround and mantel. There is also a fitted storage unit.

DINING ROOM
13'2" x 13'7" (4.02m x 4.15m)
A UPVC double glazed window overlooking the rear elevation, coving to the ceiling and access to an understairs storage cupboard. A sliding door leads through to the kitchen. There is also a gas fire with a tiled hearth and surround and a wooden mantel.

KITCHEN
8'3" x 5'6" (2.52m x 1.70m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with tiled splashbacks. There is a frosted UPVC double glazed door leading to the rear garden, a UPVC double glazed window to the side and a door providing access to the pantry.

PANTRY
6'0" x 3'2" (1.83m x 0.99m)
A range of fitted shelving and a frosted UPVC double glazed window to the side.

FIRST FLOOR LANDING
Loft access and coving to the ceiling. Doors lead to two bedrooms and the house bathroom.

BEDROOM ONE
14'9" x 12'3" (4.50m x 3.75m)
A spacious bedroom with two UPVC double glazed windows overlooking the front elevation, a range of fitted wardrobes and storage units, and a fitted gas heater.

BEDROOM TWO
13'2" x 10'2" (4.02m x 3.12m)
A UPVC double glazed window overlooking the rear elevation and a fitted storage unit.

BATHROOM/W.C.
8'1" x 5'11" (2.48m x 1.82m)
Fitted with a three piece suite comprising a low flush WC, pedestal wash basin and panelled bath with an electric shower attachment. There is a frosted UPVC double glazed window to the side, a wall mounted heater, fitted storage unit and partial wall tiling.

OUTSIDE
To the front of the property is a small lawned buffer garden with mature planting and a paved pathway leading to the front entrance door. Timber fencing and a gated entrance enclose the garden. The rear garden is predominantly laid to lawn with mature shrubs, together with concrete and paved patio areas suitable for outdoor dining and entertaining. There is access to two brick-built outbuildings. The garden is fully enclosed by timber fencing, with a right of access, making it suitable for children and pets.

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 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.