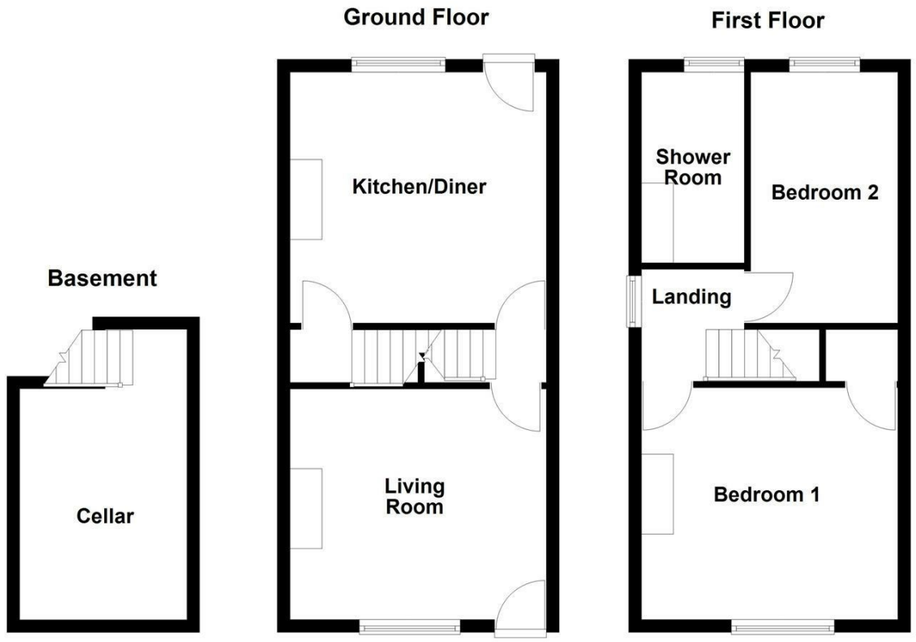




4 Lee Brigg, Altofts, WF6 2JJ

For Sale Freehold Starting Bid £125,000

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price.

NO UPPER CHAIN A fantastic opportunity to purchase this two bedroom semi detached property benefitting from shower room, driveway, low maintenance gardens, full complete rewire of the property (2022), new radiators throughout, new double ovens fitted, new fibre optic independent Wi-Fi fitted to the property, decorated throughout, and new carpets throughout.

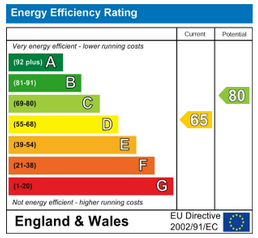
The gas central heating, plumbing, and drains system is currently covered via British Gas Homecare, and as such the boiler has had an annual service since it was fitted to the property.

The property briefly comprises of the living room, hallway and spacious kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and modern shower room. Outside to the front is a pebbled garden with driveway leading to the front door. To the rear is an enclosed low maintenance courtyard yard with timber gate leading to the driveway.

The property is situated in the ever popular area of Altofts, which is significantly sought after and much desired. Altofts has a range of well regarded local schools, amenities and provides excellent transport links to Normanton, Castleford and further afield via the M62 motorway.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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.

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ACCOMMODATION

LIVING ROOM
13'5" x 11'11" (4.10m x 3.64m)
UPVC double glazed front entrance door, UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and door leading into the inner hallway.





HALLWAY
Stairs to the first floor landing, central heating radiator and door providing access into the kitchen/diner.

KITCHEN/DINER
12'11" x 13'4" (3.94m x 4.07m)
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Space and plumbing for a washing machine, space for a fridge/freezer, built in wine rack, central heating radiator, door leading down to the cellar, UPVC double glazed window and door to the rear yard.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, doors to three bedrooms and modern shower room.

BEDROOM ONE
12'0" x 13'3" (3.67m x 4.06m)
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into a built in single wardrobe.



BEDROOM TWO
12'11" x 7'6" (3.96m x 2.30m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



SHOWER ROOM/W.C.
4'1" (min) x 5'2" (max) x 9'9" (1.25m (min) x 1.59m (max) x 2.98m)
Three piece suite comprising pedestal wash basin with mixer tap, low flush w.c. and walk in shower cubicle with mixer shower and glass screen. Fully tiled walls and floor. Inset spotlights, chrome ladder style radiator, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE
To the front of the property is a concrete pathway leading to the entrance door with a low maintenance pebbled garden. To the rear is a concrete yard, surrounded by timber fencing with a timber gate providing access onto a paved driveway. The gable end of the property was treated with waterproof treatment and specialist exterior seal/paint.



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 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.