



**Wakefield Road, Featherstone Pontefract WF7 5EG**

**Welcome to**

**Wakefield Road, Featherstone Pontefract**

**\*\*REMAINS AVAILABLE UNDER THE AUCTION CONDITIONS\*\*CONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW\*\***



## Lounge

12' 9" x 12' 10" ( 3.89m x 3.91m )

With a front entrance door, laminate flooring, electric fire, gas central heating radiator and a UPVC double glazed window to the front aspect.

## Kitchen

12' 8" x 13' 6" ( 3.86m x 4.11m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, gas hob, extractor hood, space for washing machine, fridge freezer, dryer, cupboard housing the boiler, tiled splash back, spot lights to the ceiling, vinyl flooring, under stairs storage, gas central heating radiator, door to the rear and a UPVC double glazed window to the rear aspect.

## Landing

With laminate flooring and access to the loft.

## Bedroom One

12' 11" x 12' 9" ( 3.94m x 3.89m )

With a UPVC double glazed window to the front aspect, laminate flooring, over stairs storage and a gas central heating radiator.

## Bedroom Two

13' 8" x 6' 8" ( 4.17m x 2.03m )

With a UPVC double glazed window to the rear aspect, laminate flooring, over stairs storage and a gas central heating radiator.

## Bathroom

With a low level flush WC, wash hand basin, bath with shower over, extractor fan, part tiled walls, vinyl flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Rear Garden

With walls surround, gates, wooden shed and concrete paving.

## Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

**\*\*PLEASE CONTACT THE AUCTIONEERS AT  
LeedsAuctions@sequencehome.co.uk TO REQUEST A  
COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE  
CAN EMAIL IT OVER TO YOU\*\***

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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**Welcome to**

## **Wakefield Road, Featherstone Pontefract**

- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Spacious Throughout
- Parking To Rear
- Selling With Tenant In Situ

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£92,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119178 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**