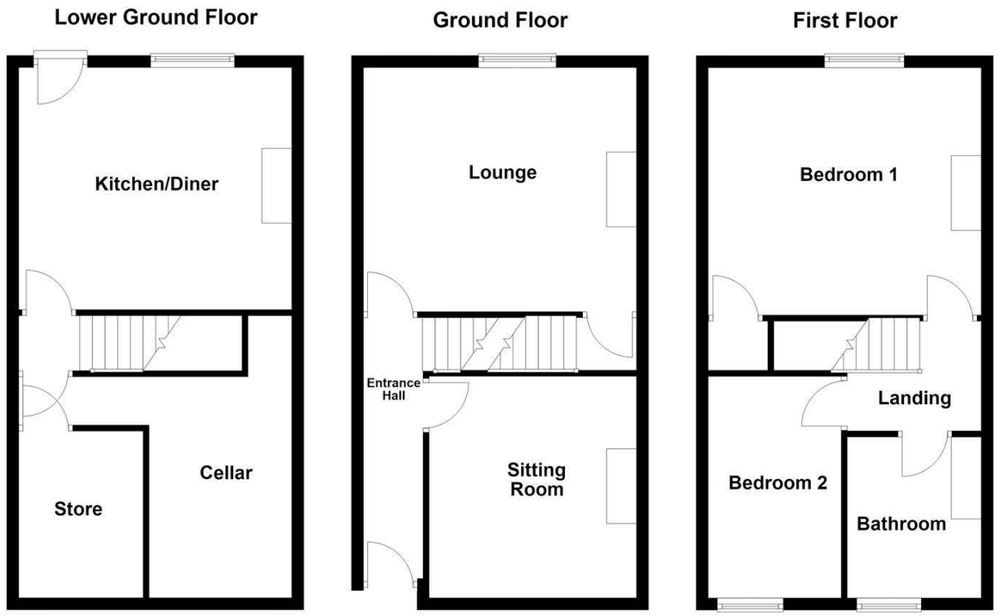
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





66 Friarwood Lane, Pontefract, WF8 1DX

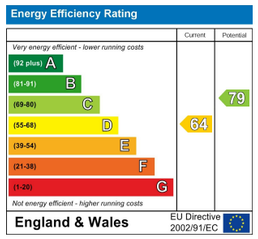
For Sale Freehold Starting Bid £115,000

For sale by Modern Method of Auction; Starting Bid Price £115,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in the sought after town of Pontefract, just outside the town centre, is this deceptively spacious two bedroom mid terrace home. With accommodation arranged over three floors, the property offers two good sized bedrooms, generous reception space, a low maintenance rear garden and excellent access to local amenities.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the sitting room and lounge. The lounge in turn provides access down to the lower ground floor, where there is a cellar with separate storage area and a spacious kitchen diner opening onto the rear garden. To the first floor are two well proportioned bedrooms and the house bathroom, with bedroom one benefitting from a useful storage cupboard and loft access available from the landing. Externally, to the rear is a low maintenance garden mainly arranged with gravelled and paved patio areas, providing an ideal space for outdoor dining and entertaining, together with mature planting, boundary walling and gated access.

Pontefract is a popular location for a range of buyers including first time buyers, professional couples and small families. A wide selection of shops, schools, bars and restaurants can be found within close proximity, particularly within Pontefract town centre. The town benefits from its own bus station and three railway stations, providing both local and wider connections including Leeds, Sheffield and London. The M62 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal the space and potential this appealing home has to offer. An early viewing is highly recommended to avoid disappointment. 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

KITCHEN DINER
13'3" x 14'11" (4.06m x 4.57m)
Frosted UPVC double glazed door providing access to the rear garden and UPVC double glazed window overlooking the rear elevation. Central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Vaillant combination boiler. Space for a freestanding cooker and space for a fridge freezer.

CELLAR
Power and lighting. Access to a separate cellar storage area.

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, dado rail and central heating radiator. Staircase providing access to the first floor landing. Doors provide access to the sitting room and lounge.

LOUNGE
13'6" x 15'3" (4.12m x 4.67m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and picture rail. Door providing access to the staircase leading down to the lower ground floor.



SITTING ROOM
12'2" x 11'5" (3.72m x 3.50m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, dado rail and central heating radiator.



LOWER GROUND FLOOR HALLWAY
Staircase leading down from the ground floor. Doors provide access to the cellar and kitchen diner.

FIRST FLOOR LANDING
Loft access and dado rail. Doors provide access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
13'5" x 15'5" (4.11m x 4.70m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling, dado rail and central heating radiator. Access to a useful storage cupboard.



BEDROOM TWO
12'2" x 7'4" (3.71m x 2.26m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, dado rail and central heating radiator.



HOUSE BATHROOM
9'3" x 7'6" (2.82m x 2.30m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over. Partial wall tiling, central heating radiator, extractor fan, coving to the ceiling and dado rail.



OUTSIDE
To the rear is a low maintenance garden incorporating gravelled and paved patio areas, ideal for outdoor dining and entertaining. The garden also benefits from mature shrubbery, boundary walling and a timber gate providing access.



PLEASE NOTE
The property currently contains furniture which has been digitally removed from the marketing photographs to illustrate how the rooms will appear when vacant. The property will be cleared of furniture prior to completion.

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 Pontefract 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.