

# property details **approval form**

7 Tew Street, Wakefield, West Yorkshire, WF2 8DR

**Date:** 06 March 2026

**Property Ref and Version:** WAK127767 - 0002

# selling your home with us!



**william  
h brown**

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £190,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > 3 bedroom semi detached family home
- > Sold by modern method of auction
- > In the sought after area of Thornes, Wakefield
- > Off street parking and a garage space
- > PROBATE NOT YET GRANTED
- > Ideal for first time buyers
- > EPC Rating: C

## >> **short description**

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Guide price £190,000. Welcome to the market this 3 bedroom semi detached home in the sought after area of Thornes, Wakefield. Offered to the market via MODERN METHOD OF AUCTION. Dont miss it!!!!

## >> **long description**

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Guide price £190,000. Welcome to the market this 3 bedroom semi detached home in the sought after area of Thornes, Wakefield. Offered to the market via MODERN METHOD OF AUCTION. Not to be missed! To the ground floor the property offers a spacious living room and dining room, kitchen space and family bathroom. To the first floor the property offers 3 great sized bedrooms. Externally the property offers off street parking, a spacious garden and single garage. PROBATE IS NOW GRANTED. Not to be missed! The property is well located with transport links, great schooling and close to Wakefield City Centre! VIEWINGS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER!

## >> **directions**

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**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

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## >> **Agent Note**

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## >> **room description**

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### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Lounge**

14' 3" max x 12' 2" max ( 4.34m max x 3.71m max )

### **Dining Room**

6' 6" max x 13' 7" max ( 1.98m max x 4.14m max )

### **Kitchen**

8' 3" max x 9' 1" max ( 2.51m max x 2.77m max )

### **Bedroom One**

12' 6" max x 12' 1" max ( 3.81m max x 3.68m max )

### **Bedroom Two**

14' 4" max x 9' 1" max ( 4.37m max x 2.77m max )

### **Bedroom Three**

8' 5" max x 6' 6" max ( 2.57m max x 1.98m max )

### **Bathroom**

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## >> property images



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## >> **property images**



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**>> property images**

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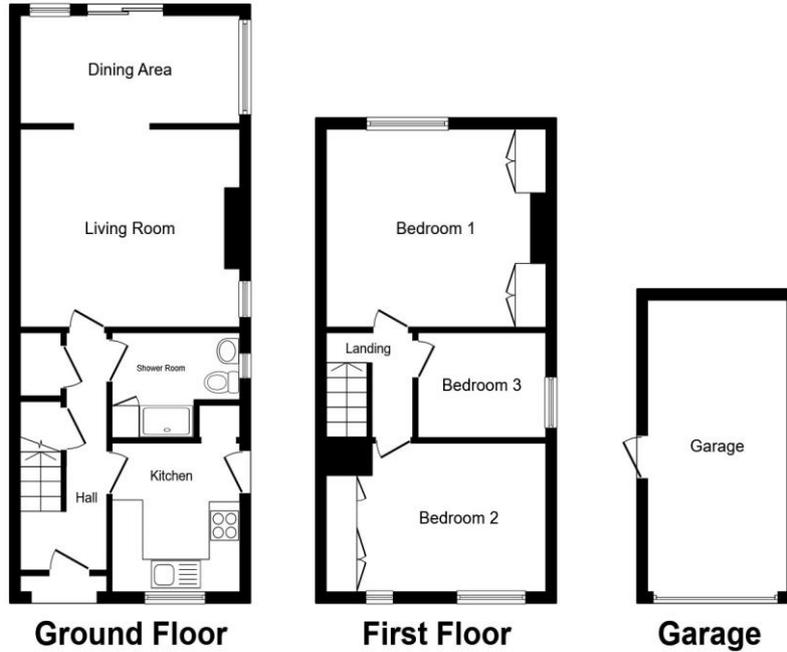
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## >> floor plan



Total floor area 97.5 m<sup>2</sup> (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature

Date

	Signature	Date
Imogen Smithson		
Mrs D. Brear		

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 E [Wakefield@williamhbrown.co.uk](mailto:Wakefield@williamhbrown.co.uk)

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