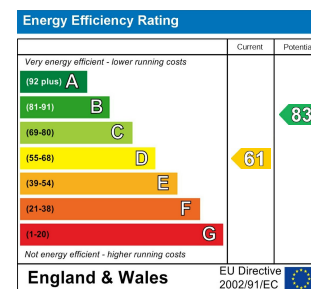
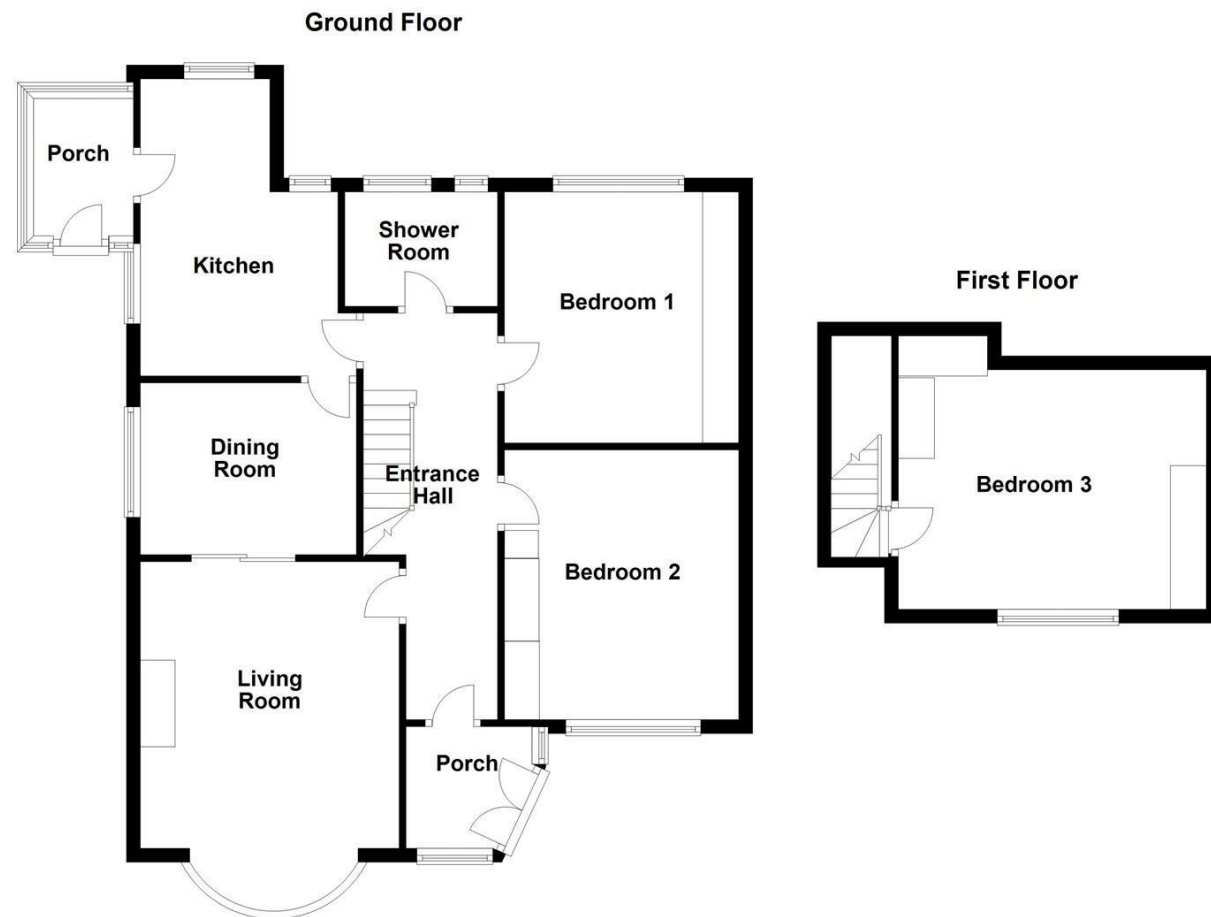




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



1 Belgravia Road, St Johns, Wakefield, WF1 3JP

For Sale Freehold Starting Bid £230,000

For sale by Traditional Method of Auction; Starting Bid Price £230,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated within the heart of Wakefield is this semi-detached dormer bungalow with three double bedrooms, front and rear gardens with ample off road parking via the side driveway and single garage. This property occupies a generous plot with great potential. The property does require some remedial work and updating – *Please refer to the auction pack for further details *

With UPVC double glazing and gas central heating, the accommodation fully comprises entrance hall, two double bedrooms, downstairs shower room/w.c., living room, dining room, extended kitchen, side porch and front porch. A staircase leads to a third double bedroom. Outside, timber gate provides access to a low maintenance front garden with planted borders and pathway. Double timber gates provide access onto a block paved driveway leading to the single detached garage, whilst the rear garden has a pleasant lawn, paved patio area and planted borders.

The property is in the sought after area of St John's and is within walking distance of local amenities and nearby schools. Wakefield Westgate train station is also a short walk away, making the location convenient for regular commuters. The M1 motorway is within easy reach by car, and a regular bus service to Leeds is available from the end of Belgravia Road.

Only a full internal inspection will fully reveal all that is on offer at this quality home and an early viewing is recommended.

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



ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed French doors leading into the entrance porch. UPVC double glazed windows to the front and side, timber door leading into the entrance hall. Access to the living room, kitchen, two ground-floor bedrooms and shower room/WC, and a staircase leading to bedroom three on the first floor.

ENTRANCE HALL

Coving to the ceiling, doors to the living room, kitchen, two bedrooms and shower room/w.c. Staircase to bedroom three on the first floor.

LIVING ROOM

12'10" x 12'3" [3.92 x 3.74]

Coving to the ceiling, UPVC double glazed walk-in bay window to the front, central heating radiator, wall mounted living flame effect gas fire inset to the chimney breast, sliding doors to the dining room.



DINING ROOM

10'4" x 8'2" [3.15 x 2.48]

UPVC double glazed window to the side, coving to the ceiling, central heating radiator and door to the kitchen.



KITCHEN

14'6" x 9'5" [4.41 x 2.86]

A range of wall and base units with solid wooden work surface over and tiled splash back above. Sink and drainer with swan-neck mixer tap, integrated oven and grill, four ring ceramic hob, central heating radiator, coving to the ceiling, integrated fridge, integrated freezer, three UPVC double glazed windows (one to the side, two to the rear) and door to the side entrance porch.

SIDE PORCH

6'6" x 4'9" [1.98 x 1.46]

Half brick built base with UPVC double glazed windows to three sides and composite door leading to the driveway. Plumbing and space for a washing machine with laminate work surface over.

BEDROOM ONE

11'0" x 11'1" [3.36 x 3.62]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, fitted wardrobes and dressing table.



BEDROOM TWO

12'9" x 11'1" [3.89 x 3.37]

Central heating radiator, coving to the ceiling, UPVC double glazed window to the front and fitted double wardrobe with storage cupboards and dressing table.



SHOWER ROOM/W.C.

5'8" x 7'3" [1.73 x 2.21]

Three piece suite comprising walk-in shower with electric shower, pedestal wash basin and low flush w.c. Two UPVC double glazed frosted windows to the rear, fully tiled walls and central heating radiator.



FIRST FLOOR

BEDROOM THREE

11'5" x 14'8" [3.47 x 4.46]

UPVC double glazed dormer window overlooking the front aspect, central heating radiator, a range of fitted wardrobes, under eaves storage, further storage cupboards and dressing table.



OUTSIDE

Low maintenance paved front garden with planted border and paved seating area. A large block paved gated driveway provides ample off street parking for several cars leading to a detached single garage with up and over door, UPVC double glazed windows to the side and rear, timber entrance door. Pleasant lawned garden to the rear with paved patio, plants and shrubs bordering, timber panelled surround fences. Outside lighting and water point.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer [iamsold]. The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack -which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.