



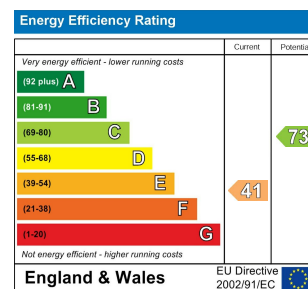
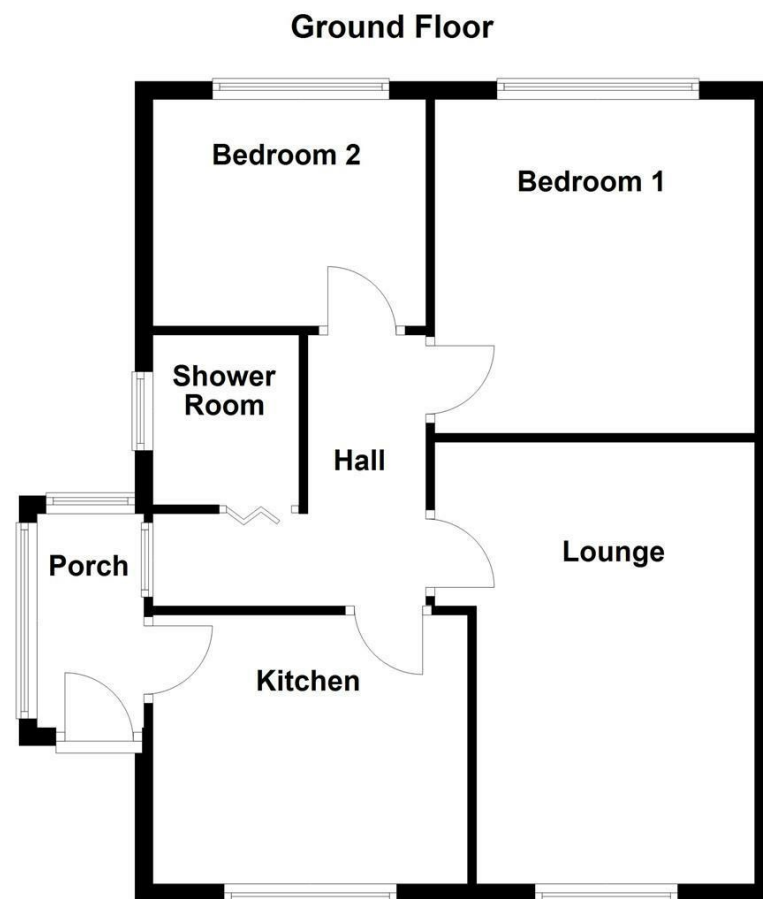
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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.



## 7 Mackie Hill Close, Crigglestone, Wakefield, WF4 3HP

### For Sale By Modern Method Of Auction Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Occupying a pleasant cul de sac position and set on a generous corner plot is this two bedroom detached bungalow, offering spacious gardens, driveway parking and excellent potential for further improvement.

The accommodation briefly comprises a side entrance porch leading into the kitchen and inner hallway, a spacious living room, two bedrooms and a shower room.

Externally, the property benefits from a driveway to the front providing off road parking, along with an attached garage/storage space. The gardens extend to the front, side and rear, predominantly laid to lawn with patio seating areas, offering excellent outdoor space and scope for landscaping.

The property is ideally located for a range of local amenities including shops and schools within Crigglestone, many of which are within walking distance. The area also offers convenient transport links for commuters.

Requiring a degree of modernisation, the property presents a fantastic opportunity for buyers looking to put their own stamp on a home.

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



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#### ACCOMMODATION

##### SIDE ENTRANCE PORCH

7'10" x 3'11" [2.41m x 1.20m]

UPVC entrance door with double glazed windows to the side and rear elevation, leading through to the kitchen.

##### KITCHEN

11'6" x 9'9" [3.51m x 2.99m]

UPVC double glazed window to the front elevation, fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer, space for a fridge freezer and plumbing for a washing machine, along with a radiator.



##### INNER HALLWAY

Provides access to the lounge, two bedrooms and the shower room.

##### LOUNGE

16'1" x 11'8" [4.91m x 3.56m]

UPVC double glazed window to the front elevation, storage heater and open brick fireplace.



##### BEDROOM ONE

12'2" x 11'8" [3.71m x 3.57m]

UPVC double glazed window to the rear elevation and storage heater.



##### BEDROOM TWO

9'11" x 8'0" [3.04m x 2.45m]

UPVC double glazed window to the rear elevation and storage heater.



##### SHOWER ROOM/W.C.

6'2" x 5'4" [1.88m x 1.63m]

UPVC double glazed window to the side elevation, fitted with an electric shower, wash hand basin, WC and storage heater, with partial tiling to the walls.



##### OUTSIDE

To the front, there is a gated entrance leading to a driveway providing off road parking for one to two vehicles, along with a low maintenance garden. To the rear, the property sits on a

generous corner plot with patio areas, space for a storage shed and a mature lawn garden with planted borders of shrubs and trees. There is also a side attached garage with up and over door for storage.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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 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.