



WAKEFIELD  
01924 291 294

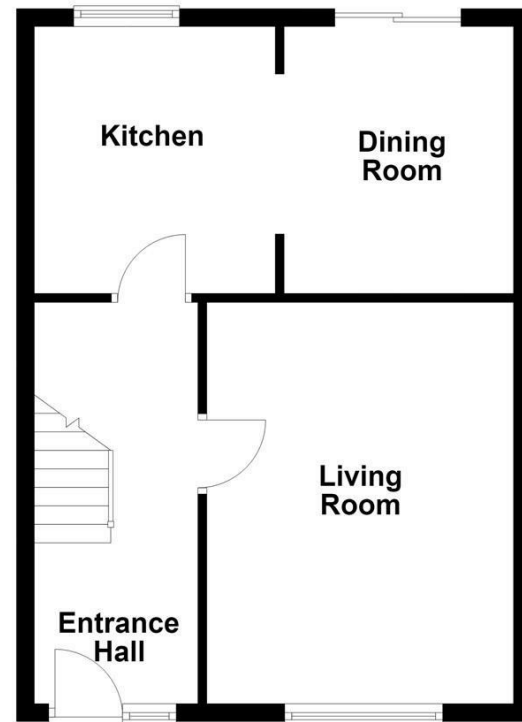
OSSETT  
01924 266 555

HORBURY  
01924 260 022

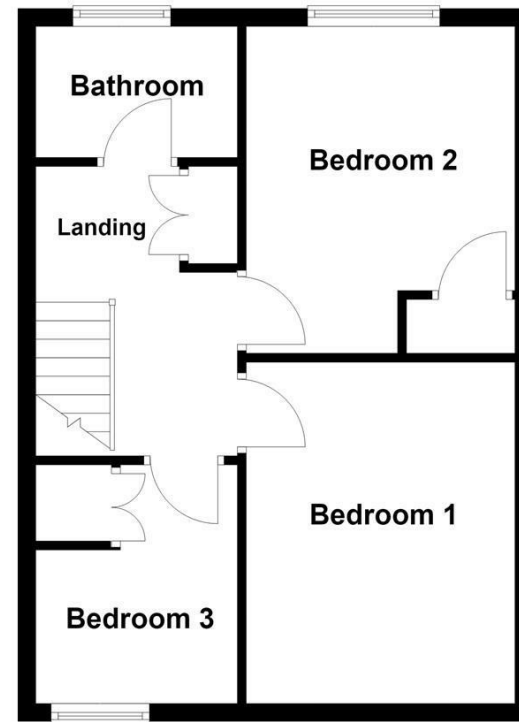
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**87 Esther Grove, Wakefield, WF2 8EX**

**For Sale By Modern Method Of Auction Freehold Starting Bid £130,000**

For sale by Modern Method of Auction; Starting Bid Price £130,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in a popular residential location is this deceptively spacious three bedroom mid terraced property, offering excellent potential for improvement and benefitting from generous accommodation, gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room and kitchen. The kitchen leads through to a separate dining room, which in turn provides access to the rear. To the first floor, the landing provides access to the loft, a storage cupboard and three good sized bedrooms, with bedrooms two and three benefitting from additional storage, along with the house bathroom. Externally, the front of the property features a lawned garden with mature shrubs and a paved pathway leading to the entrance. To the rear, the garden is tiered and incorporates paved patio seating areas, ideal for outdoor dining and entertaining, along with planted beds. There is also a gravelled and paved driveway providing off road parking, a detached single garage with up and over door, and a separate brick built outbuilding, offering useful storage. The garden is fully enclosed, making it suitable for both pets and children.

The property is ideally located for a range of buyers including first time purchasers, small families and professional couples, with local shops and schools within walking distance and a wider range of amenities available in Wakefield city centre. The area is well served by local bus routes, while Wakefield's train stations provide links to Leeds, Manchester and London. The M1 motorway is also easily accessible, making it ideal for commuters.

Requiring a degree of modernisation, this property presents a fantastic opportunity to create a home to your own specification. An early viewing is highly recommended.

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



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#### ACCOMMODATION

##### ENTRANCE HALL

14'9" x 6'0" [4.5m x 1.84m]

Accessed via a frosted and stained glass UPVC double glazed front door, with central heating radiator, staircase to the first floor landing and doors leading through to the living room and kitchen.

##### LIVING ROOM

14'9" x 11'3" [4.5m x 3.45m]

UPVC double glazed window to the front, central heating radiator and decorative fireplace with stone hearth, surround and wooden mantel.



##### KITCHEN

9'1" x 9'10" [2.78m x 3.0m]

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer, space for an electric cooker, plumbing for a washing machine and space for an under counter

fridge/freezer. UPVC double glazed window to the rear, wall mounted Worcester combi boiler and opening through to the dining room.

##### DINING ROOM

9'10" x 8'6" [3.0m x 2.6m]

Central heating radiator and UPVC double glazed sliding doors leading out to the rear garden.



##### FIRST FLOOR LANDING

9'5" x 6'10" [2.88m x 2.1m]

Loft access, fitted storage cupboard and doors leading to three bedrooms and the house bathroom.

##### BEDROOM ONE

12'8" x 10'9" [3.88m x 3.28m]

UPVC double glazed window to the front and central heating radiator.



##### BEDROOM TWO

12'0" x 10'2" [3.66m x 3.1m]

UPVC double glazed window to the rear, central heating radiator and access to a storage cupboard.



##### BEDROOM THREE

6'11" x 9'8" [2.11m x 2.97m]

UPVC double glazed window to the front, central heating radiator and fitted storage cupboard over the bulkhead.

##### HOUSE BATHROOM/W.C.

7'5" x 4'9" [2.27m x 1.47m]

Fitted with a panel bath with electric shower over, pedestal wash basin and low flush WC, with partial tiling and frosted UPVC double glazed window to the rear.



##### OUTSIDE

To the front, the property benefits from a lawned garden with mature

shrubbery, paved steps leading to the entrance and timber fencing. To the rear, the garden is tiered with paved patio areas, planted beds and a pebbled and paved driveway leading to a single detached garage with up and over door. There is also a brick built outbuilding providing useful storage.



##### 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 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.