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10 Woodhouse Mount, Normanton, WF6 1BN

For Sale By Auction; Starting Bid Price £42,000

For Sale By Modern Method Of Auction; Starting Bid Price £42,000 plus reservation fee

THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON 10th DECEMBER at The Cedar Court hotel, Bradford, BD5 8HQ. REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM An ideal opportunity for the first time buyer or young working couple looking to gain access onto the property market with this two bedroom mature mid terrace property, which is in need of some updating, however, offers much potential.

This property is for sale by West Yorkshire Property Auction powered by iam-sold Ltd.

OPEN 7 DAYS A WEEK

An ideal opportunity for the first time buyer or young working couple looking to gain access onto the property market with this two bedroom mature mid terrace property, which is in need of some updating, however, offers much potential.

Benefiting from nearby garage, gas central heating and double glazing, the accommodation fully comprises lounge, kitchen diner, lean to conservatory, first floor landing, two bedrooms (the master being of a particularly good size) and a modern house bathroom/w.c. Outside, to the rear there is a low maintenance flagged garden.

Well placed for local amenities including shops and schools, there is easy access to the M62 motorway network, local bus routes travelling to and from the city centre and train station.

Offered for sale with no chain involved, a viewing comes recommended to avoid any disappointment.

LOUNGE

17' 0" x 17' 1" (5.18m x 5.21m) max

Through the UPVC double glazed front entrance door you enter the lounge which has a very attractive feature fireplace with gas fire. There is a front facing UPVC double glazed window and double panelled central heating radiator. Two wall light points and coving to the ceiling. T.V point. Double timber doors lead though into the dining kitchen.

DINING KITCHEN

13' 0" x 12' 5" (3.96m x 3.78m)

Having a cottage style theme to walls and ceiling. An open plan stair case leads up to the first floor. This good sized room has a range of fitted units to both wall and base with laminate work surfaces over. Inset electric oven, hob and extractor hood. Plumbing for an automatic washing machine and dishwasher. Single panelled central heating radiator. Rear facing UPVC double glazed window and a timber rear entrance door.

CONSERVATORY/SUN ROOM

9' 0" x 8' 2" (2.74m x 2.49m)

Wood flooring, single panelled central heating radiator. Electric sockets.

FIRST FLOOR LANDING

BEDROOM ONE

12' 6" x 12' 4" (3.81m x 3.76m) to the wardrobes.

UPVC double glazed window to front and a single panelled central heating radiator. Laminate flooring. A range of fitted wardrobes. Access to the roof space.

BEDROOM TWO

12' 8" x 7' 0" (3.86m x 2.13m)

Rear facing with a UPVC double glazed window and a single panelled central heating radiator. Laminate flooring.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home

BATHROOM/W.C.

5' 4" x 4' 11" (1.65m x 1.51m)

This modern bathroom has been refurbished in recent years offering a three piece white suite with mixer tap shower. The walls are fully tiled. Single panelled central heating radiator and ceramic tiled floor. Frosted UPVC double glazed window.

EXTERIOR

Outside the property fronts the pavement whilst to rear there is a pleasant sized garden with timber boundary fencing and a personal gate to an un made service road. The property has use of a garage at the rear.

VIEWINGS

To view please contact our Normanton office on 01924 899870 and they will be pleased to arrange a suitable appointment.

EPC RATING

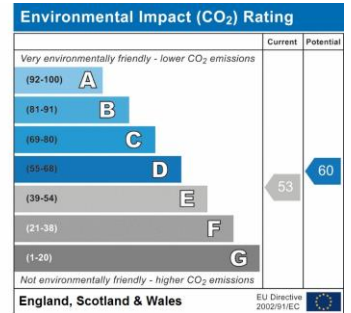
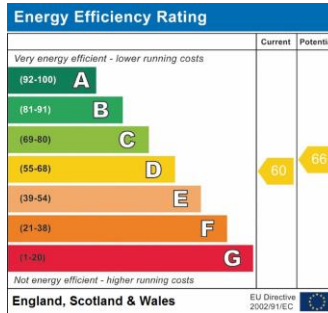
To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT PLANS

These floor plans are available to view on www.richardkendall.co.uk

DIRECTIONS

Leave Normanton town centre via Wakefield Road. After 600 yards turn right onto Woodhouse Mount and number 10 can be found identified by our for sale board.



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE. REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

Auction Terms & Conditions

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction department. Please note, this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction which is operated by West Yorkshire Property Auction powered by iam-sold Ltd.

