Richard Kendall
Estate Agent

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# 15 Lingwell Gate Drive, Wakefield, WF1 2NY

## For Sale By Modern Method Of Auction Freehold Starting Bid £160,000

For sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation fee. Subject to an undisclosed reserve price.

A three bedroom semi detached bungalow, occupying a popular residential position within Outwood. Requiring modernisation throughout, both internally and externally, the property offers fantastic potential and would be ideal for buyers looking to create a home to their own specification.

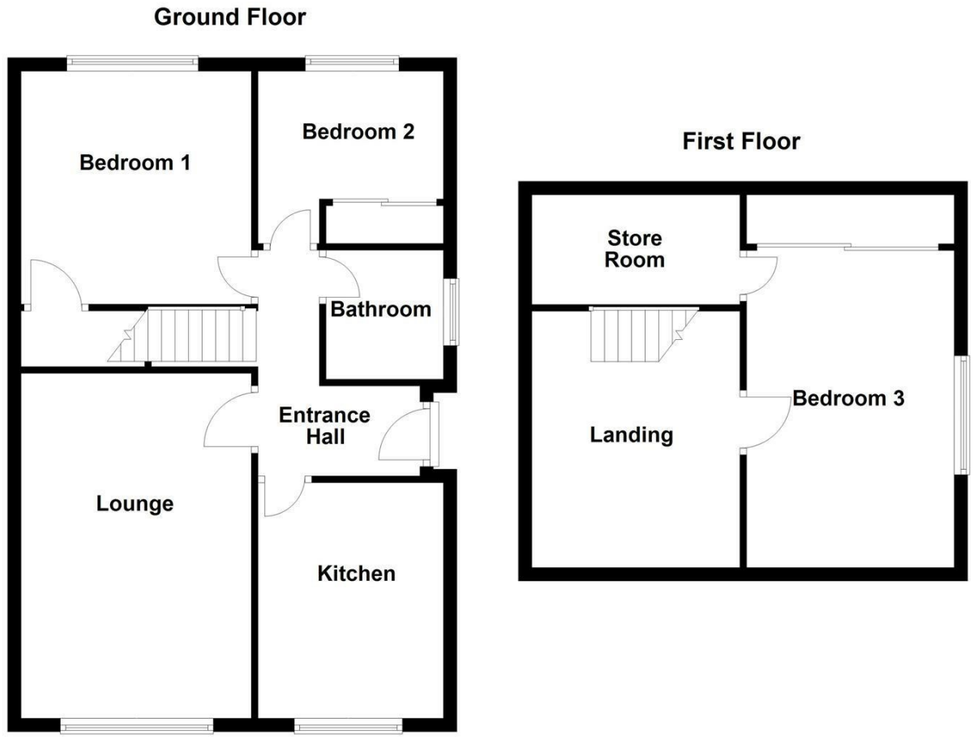
Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, fitted kitchen, spacious living room, two ground floor bedrooms and a bathroom. A staircase rises to the first floor, where there is a further third bedroom. Externally, the property enjoys gardens to both the front and rear, together with a driveway providing off road parking and leading to a car port and detached garage. The rear garden offers excellent potential for landscaping and improvement with a timber shed and greenhouse (both with light and power).

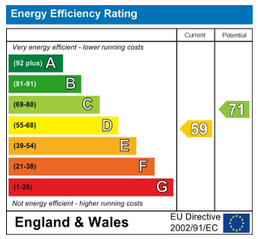
The property is conveniently positioned within this popular area of Outwood, close to a range of local amenities including shops, schools and regular bus routes. Outwood railway station is also nearby, together with excellent motorway links, making the property well placed for commuters.

Offered to the market with no onward chain and vacant possession, this property presents an excellent opportunity for first time buyers, couples, families and investors alike who are looking to modernise and add value.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

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




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.

## ACCOMMODATION

### ENTRANCE HALL
Entered via a side entrance door, the welcoming entrance hall features a central heating radiator, coving to the ceiling and provides access to the kitchen, lounge, two bedrooms and bathroom, together with a staircase leading to the first floor.

### KITCHEN
8'10" x 11'3" (2.71m x 3.45m)
Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. There is space for a cooker, fridge and freezer, plumbing for a washing machine, tiled splashbacks and tiled effect flooring. A UPVC double glazed window overlooks the front elevation.

### LOUNGE
16'3" x 11'3" (4.97m x 3.45m)
A spacious reception room with a wall mounted gas fire (untested), central heating radiator, coving to the ceiling and a UPVC double glazed window to the front elevation.

### BEDROOM ONE
11'2" x 11'4" (3.42m x 3.46m)
A generous double bedroom with a central heating radiator, UPVC double glazed window to the rear elevation, fitted wardrobes to one wall and useful understairs storage.

### BEDROOM TWO
8'11" x 7'8" (2.72m x 2.36m)
With fitted wardrobes incorporating sliding doors, central heating radiator, coving to the ceiling and a UPVC double glazed window overlooking the rear garden.

### BATHROOM/W.C.
6'3" x 5'6" (1.91m x 1.70m)
Appointed with a three piece suite comprising a low flush W.C., pedestal wash basin and panelled bath with electric shower over. Further features include fully tiled walls, central heating radiator and a frosted double glazed window to the side elevation.

### FIRST FLOOR LANDING
Central heating radiator, built-in storage cupboards and access to the eaves.

### BEDROOM THREE
10'0" x 16'4" (3.06m x 5.00m)
A versatile room with sloping ceilings, central heating radiator, UPVC double glazed window to the side elevation, built-in cupboard space and access to a further storage room providing access to further eaves storage.

### OUTSIDE
To the front of the property is a garden area, whilst a driveway to the side provides off street parking and leads beneath a carport to the garage. To the rear is a good sized garden offering a wealth of potential with a lean-to against the house, a shed and a greenhouse (both of which with light and power).

### GARAGE
Power and lighting. Currently set up as a workshop with built in workbench and shelving.

### COUNCIL TAX BAND
The council tax band for this property is B.

### 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.