Richard Kendall
Estate Agent

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# 5 Rosslyn Avenue, Ackworth, Pontefract, WF7 7QF

## For Sale By Traditional Method Of Auction Freehold Starting Bid £70,000

For sale by Traditional Method of Auction; Starting Bid Price £70,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this spacious two bedroom detached true bungalow, situated within the sought after area of Ackworth. Offering generous single storey accommodation, two double bedrooms, ample off road parking and a detached garage. The property does have a known subsidence issue which prospective purchasers should take into consideration.

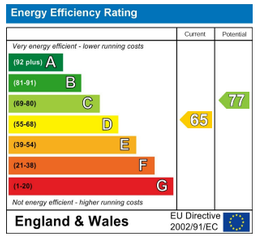
The accommodation is arranged around an inner hallway and includes a spacious lounge diner, fitted kitchen and shower room. There are two well proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes. Bedroom two provides access into a particularly spacious conservatory, creating an excellent additional reception space overlooking and opening onto the low maintenance rear garden. Externally, the property benefits from an attractive lawned garden to the front with decorative slate borders. A block paved driveway extends along the side of the property, providing ample off road parking for several vehicles and leading to a detached single garage with an electric roller door, power and lighting. A cast iron gate provides access into the enclosed rear garden, which has been designed with ease of maintenance in mind and is predominantly paved. The garden is enclosed by brick walling and further benefits from a useful metal storage shed, a UPVC side entrance to the garage and outside lighting.

The property is conveniently situated within the sought after area of Ackworth, close to a range of local amenities and schools. Regular bus services provide connections towards Wakefield and Pontefract, while the M62 motorway network is within easy reach for those commuting further afield.

Offering generous accommodation, excellent parking and considerable potential, an early viewing is highly recommended to fully appreciate the space and opportunity this detached bungalow has to offer.

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

Total area: approx. 73.5 sq. metres (790.8 sq. feet)




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

### KITCHEN
12'7" x 9'10" (3.86m x 3.02m)

UPVC double glazed side entrance door leading directly into the kitchen, together with two UPVC double glazed windows, one frosted to the side elevation and a further window overlooking the front. Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine, space for a freestanding oven and grill and space for a small undercounter fridge or freezer. Central heating radiator, dado rail, coving to the ceiling and door providing access to the inner hallway.

### INNER HALLWAY
Loft access and four doors providing access to two bedrooms, the living room and shower room.

### LIVING ROOM
11'5" x 18'0" (3.50m x 5.49m)

UPVC double glazed box bay window overlooking the front aspect, central heating radiator, dado rail and coving to the ceiling. Two ceiling roses and feature gas fire set on a marble hearth with decorative tiled interior, cast iron detailing and timber surround.

### SHOWER ROOM/W.C.
6'9" x 7'3" (2.07m x 2.22m)

Fitted with a generous shower enclosure with curved glazed doors and mixer shower, pedestal wash basin with separate taps and low flush W.C. Fully tiled walls, central heating radiator, ceiling mounted extractor fan and frosted UPVC double glazed window overlooking the side elevation. Illuminated vanity mirror and useful built-in storage cupboard with fitted shelving.

### BEDROOM ONE
12'6" x 11'3" (3.82m x 3.44m)

Timber framed single glazed window overlooking the conservatory, central heating radiator and a range of fitted wardrobes to one wall.

### BEDROOM TWO
8'11" x 9'11" (2.73m x 3.03m)

Central heating radiator, UPVC double glazed window overlooking the side aspect and a set of UPVC double glazed French doors opening into the conservatory.

### CONSERVATORY
16'0" x 9'1" (4.89m x 2.77m)

UPVC double glazed windows surrounding the room, together with a set of UPVC double glazed French doors opening onto the low maintenance rear garden. Central heating radiator, power and lighting.

### OUTSIDE
To the front is an attractive lawned garden with low maintenance slate and planted borders. A block paved driveway provides ample off road parking for several vehicles and continues along the side of the property. There is a single detached garage with electrically operated roller door, power and lighting. A cast iron gate provides access into the low maintenance rear garden, which is predominantly paved and complemented by planted borders. There is a further paved area behind the garage, with the garden enclosed by low level brick walling. A paved pathway leads to a timber lean-to shed positioned to the opposite side, providing useful additional storage.

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

### 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 Pontefract 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.

### PLEASE NOTE
The property does have a known subsidence issue which prospective purchasers should take into consideration.

### 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.