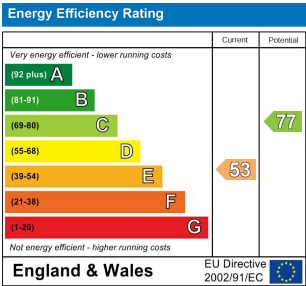


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 8 Rylstone Grove, Wakefield, WF1 4BS

### For Sale Freehold Starting Bid £125,000

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price.

A well proportioned three bedroom semi detached house is situated in a popular residential area and offers excellent scope for cosmetic enhancement to suit individual tastes. Featuring a gas fired central heating system and sealed unit double glazed windows, the property provides deceptively spacious accommodation throughout.

The home is entered via a welcoming entrance hall that leads into a generously sized living room, benefiting from a front-facing window and patio doors opening onto the rear garden. The refitted kitchen is equipped with a contemporary range of units and provides access to a rear porch, which in turn connects to a useful utility room and a downstairs WC. To the first floor, there are two well proportioned double bedrooms and a further single bedroom, all served by the family bathroom. Externally, the property features an enclosed front garden and a larger rear garden with a substantial outbuilding suitable for use as a garage or workshop, enjoying a pleasant southerly aspect.

The property is located within a sought after residential neighbourhood, close to a wide range of local shops, schools, and recreational amenities, and is conveniently positioned for access to the city centre. Wakefield itself benefits from a mainline railway station and offers excellent links to the national motorway network.

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





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door into the entrance hall, central heating radiator, stairs to the first floor landing.

### LIVING ROOM

20'4" x 12'5" [6.2m x 3.8m]  
UPVC double glazed window to the front, double glazed French doors to the rear, two central heating radiators.



### KITCHEN

13'5" x 12'1" [4.1m x 3.7m]  
UPVC double glazed windows to the rear and side, central heating radiator, door to the rear porch. Fitted with a good range of contemporary style modern units with solid wood butcher's block-style worktops incorporating an acrylic sink unit. Built in oven, grill and integrated microwave, four ring gas hob with filter hood over, integrated fridge and freezer.

### REAR PORCH

9'6" x 4'3" [2.9m x 1.3m]  
Double glazed window to the rear, two doors to the front and rear, central heating radiator. Doors to the utility and downstairs W.C..

### DOWNSTAIRS W.C.

3'11" x 2'7" [1.2m x 0.8m]  
Frosted window to the side, low flush W.C..

### UTILITY

7'6" x 6'2" [2.3m x 1.9m]  
A range of fitted cupboards and sink unit, space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side and front, built in linen cupboard. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'9" x 10'9" [max] [3.9m x 3.3m [max]]  
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.



### BEDROOM TWO

11'5" x 9'2" [3.5m x 2.8m]  
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

10'5" x 5'10" [3.2m x 1.8m]  
UPVC double glazed window to the rear, central heating radiator, built in cupboard.



### BATHROOM

7'6" x 7'6" [2.3m x 2.3m]  
Frosted UPVC double glazed window to the side, chrome ladder style radiator, tiled walls floor, extractor fan. Fitted with a three piece suite comprising of a panelled bath with electric shower over, wash basin and a low suite W.C..



### OUTSIDE

To the front, the property has an enclosed garden area with a pathway passing the side of the house around to the rear. To the rear of the house, there is a larger garden area with a former garage type building and a pleasant southerly aspect.



### 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.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.