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NORMANTON
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57 Barden Road, Wakefield, WF1 4HP

For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the East Moor area of Wakefield is this three bedroom semi detached property. Well presented throughout and benefitting from three good sized bedrooms, two of which are large doubles, ample reception space, front and rear gardens and off road parking, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall which provides access to the first floor landing via the stairs with understairs storage, the living room and the kitchen diner, both of which are interlinked. The kitchen diner has a storage cupboard and access to a further hallway which has access to the side of the property and the downstairs W.C. to complete the accommodation on the ground floor. Upstairs, to the first floor landing there is access to the loft, a storage cupboard, three bedrooms and the house bathroom. All bedrooms are benefitting from a range of fitted wardrobes and storage cupboards. Outside, to the front, the garden is mainly lawned with mature shrubs, flowers, hedge boundaries, and a shared paved path with steps to the front door. The tiered rear garden features lawned, paved, and decked areas ideal for outdoor dining, two brick outbuildings, a timber shed, and is enclosed by timber fencing. A paved driveway to the rear offers off-road parking for one vehicle, accessed via Barden Road.

The property is located close to local amenities and schools, as well as Pinderfields Hospital only a short distance away. Main bus routes run to and from Wakefield city centre and the M1 motorway is a short drive away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

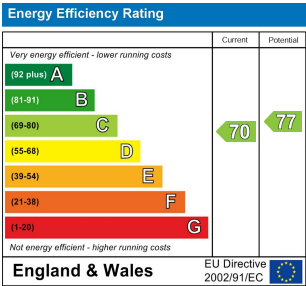
This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

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

Stained and frosted glass UPVC double glazed front door into the entrance hall. Stairs providing access to the first floor landing with understairs storage, central heating radiator coving to the ceiling. Doors into the kitchen/diner and the living room.

LIVING ROOM

14'9" x 10'5" [4.51m x 3.2m]

Opening to the kitchen/diner, UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



KITCHEN/DINER

18'2" x 10'6" [max] x 8'10" [min] [5.55m x 3.22m [max] x 2.7m [min]]

Two UPVC double glazed windows to the rear, storage cupboard, door to a further hallway, two central heating radiators, one being column, extractor fan, spotlights, coving to the ceiling. A range of modern wall and base units with laminate worksurface over, 1 1/2 sink

and drainer with mixer tap, glass splashback. Integrated oven, integrated four ring induction hob, space and plumbing for a washing machine, space for an undercounter fridge/freezer.

FURTHER HALLWAY

Frosted UPVC double glazed door to the side of the property as well as access to the downstairs W.C..

DOWNSTAIRS W.C.

4'11" x 2'9" [1.5m x 0.86m]

Frosted UPVC double glazed window to the side, low flush W.C..

FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access, coving to the ceiling, storage cupboard. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'0" x 14'10" [max] x 12'3" [min] [3.36m x 4.53m [max] x 3.75m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



BEDROOM TWO

9'0" x 14'10" [2.75m x 4.53m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, a storage cupboard.



BEDROOM THREE

7'11" x 9'2" [max] x 5'9" [min] [2.43m x 2.8m [max] x 1.76m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, a bulkhead with fitted storage above.

BATHROOM

6'6" x 5'6" [max] x 4'3" [min] [2.0m x 1.68m [max] x 1.31m [min]]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, coving to the ceiling, partial tiling. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with electric overhead shower and shower head attachment.



OUTSIDE

To the front, the property is mainly laid to lawn with mature shrubs and flowers throughout, hedge surround and a shared paved pathway with steps to the front door. To the rear of the property the garden is tiered and incorporates lawned areas with both paved and decked patio areas, perfect for outdoor dining and entertaining purposes, two brick built outbuildings and a timber built shed, ideal for storage. The garden is surrounded by timber fencing and a paved driveway providing off road parking for one vehicle which is accessed behind Barden Road itself.



Non standard construction

This property is non-standard [timber framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.

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.