Richard Kendall Estate Agent

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5 Woodhouse Mount, Normanton, WF6 1BN

For Sale Freehold Starting Bid £120,000

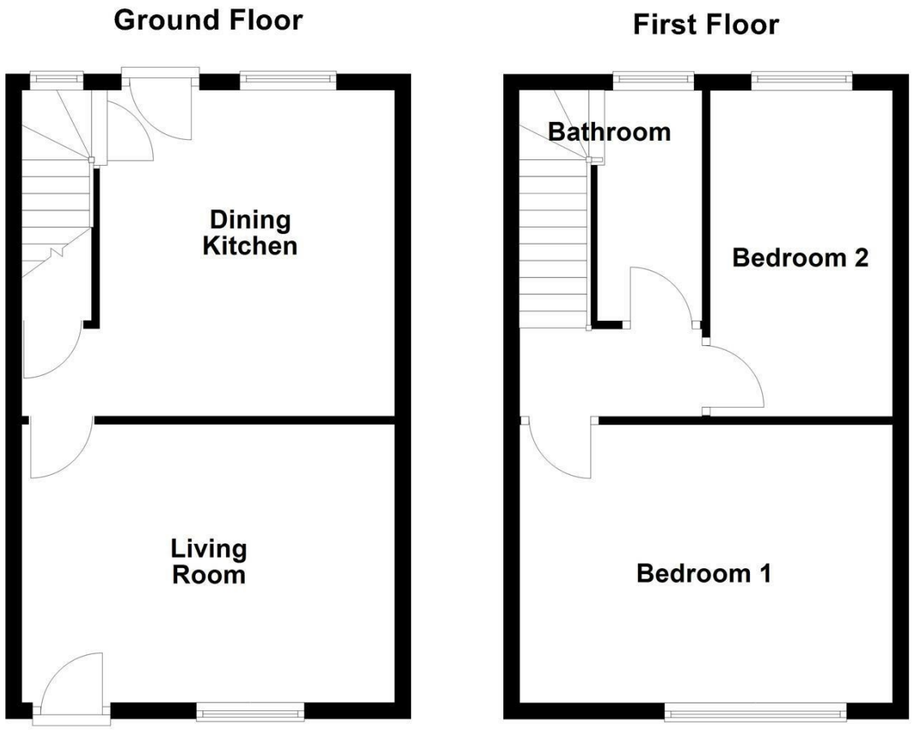
For sale by Modern Method of Auction; Starting Bid Price £120,000 plus reservation fee. Subject to an undisclosed reserve price.

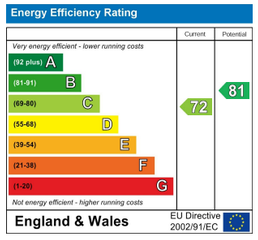
A recently refurbished two bedroom traditional terraced house situated within this popular residential area close to the town centre. The property enjoys a delightful south facing rear garden and offers stylish, well presented accommodation throughout and is offered for sale with no onward chain.

With a gas fired central heating and UPVC double glazing, the property is approached via a welcoming composite entrance door, opening into a generously proportioned living room with a front facing window. To the rear sits a modern dining kitchen, refitted to an excellent standard and featuring a range style cooker, with views over the attractive south facing garden. To the first floor, the accommodation comprises a spacious double bedroom to the front, a further well sized bedroom to the rear and a beautifully refitted house bathroom. Externally, the property has a charming, well stocked shrub garden to the front. A pathway leads around to the rear where a larger, enclosed garden enjoys a pleasant southerly aspect, ideal for outdoor relaxation and entertaining.

The property is ideally located in a sought after residential area on the fringe of Normanton town centre, within easy reach of a wide range of shops, schools, and recreational facilities. Normanton itself offers excellent transport links, with its own railway station and ready access to the national motorway network, making this home ideal for commuters.

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

LIVING ROOM
15'1" x 11'1" (4.6m x 3.4m)
UPVC double glazed window and composite front entrance door, double central heating radiator and doorway through to the dining kitchen.



DINING KITCHEN
13'1" x 11'9" (4.0m x 3.6m)
Fitted with a good range of recently replaced light wood grain effect wall and base units with marble effect laminate worktops and splashbacks, incorporating a composite sink unit. Range style cooker with five burner gas hob, two ovens, and a grill with matching filter hood over. Space and plumbing for a washing machine, space for an under counter fridge freezer and space for a tall fridge freezer. Integrated microwave cupboard, double central heating radiator and doorway to the staircase to the first floor. Window overlooking the south facing back garden and UPVC door to the rear.

FIRST FLOOR LANDING
Provides access to both bedrooms and the bathroom.

BEDROOM ONE
15'1" x 11'5" (4.6m x 3.5m)
Window to the front, double central heating radiator and a good range of modern fitted wardrobes with cupboards over.



BEDROOM TWO
13'1" x 7'6" (4.0m x 2.3m)
Window overlooking the back garden and a double central heating radiator.



BATHROOM/W.C.
9'6" x 4'3" (2.9m x 1.3m)
Refitted to a lovely standard with a modern white and chrome three piece suite comprising: panel bath with electric Aqualisa shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Part tiled walls, frosted double glazed window to the rear, extractor fan and chrome ladder style heated towel rail.



OUTSIDE
To the front, the property has on street parking together with a well stocked shrubbery garden and steps up to the front door. To the rear of the house, there is a larger garden with access along a pathway round to the rear and a lovely, 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.

VIEWINGS
To view please contact our Normanton 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.