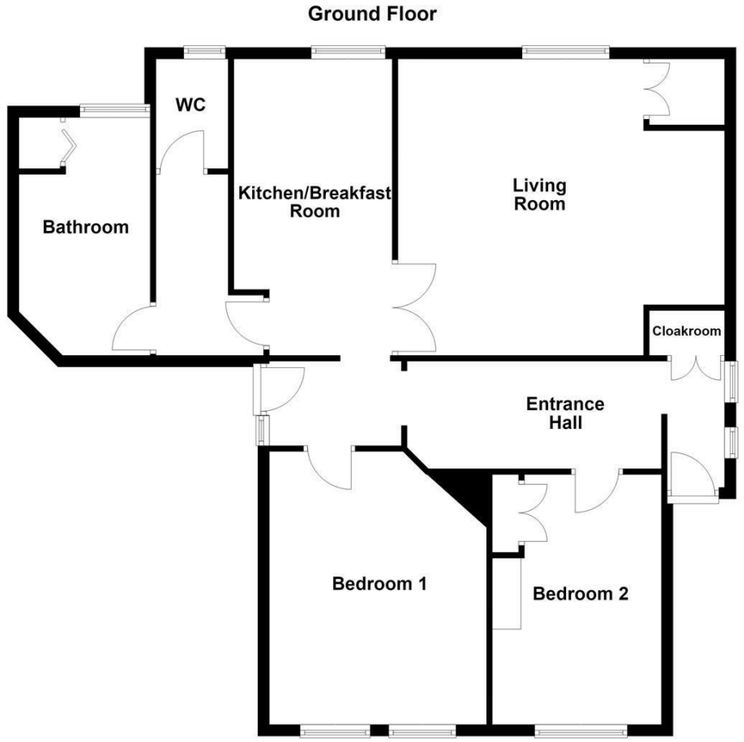
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





15 Blenheim Road, Wakefield, WF1 3JZ

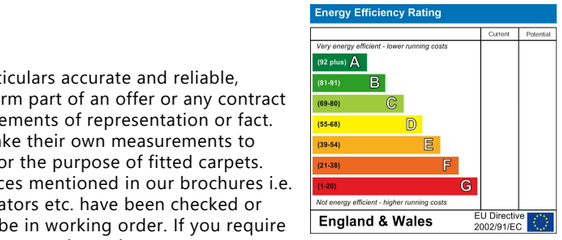
For Sale Leasehold Starting Bid £140,000

For sale by Modern Method of Auction; Starting Bid Price £140,000 plus reservation fee. Subject to an undisclosed reserve price. A fantastic opportunity to acquire this particularly spacious and characterful two bedroom apartment, offering impressive accommodation with a wealth of period detailing throughout.

The property is approached through a private entrance hall with solid wood flooring and useful cloaks storage, leading into a generous main hallway with decorative panelling, stained glass detailing and ornate coving. Both bedrooms are excellent doubles, with the principal bedroom benefitting from fitted wardrobes and an attractive feature fireplace, while bedroom two also provides useful built-in storage. At the heart of the property is the spacious kitchen breakfast room, fitted with Shaker style units, granite work surfaces and a breakfast bar. Double glazed timber doors open into the impressive living room with its pitched ceiling and lantern style roof window, creating a light and distinctive reception space. A separate inner hallway provides access to the bathroom and W.C., completing the accommodation. To the right hand side of the property leads round to the rear where there is a detached double garage with two up and over doors as well as workshop space.detached garage. The property combines generous proportions with period features and flexible living space, making it an appealing option for professional couples, downsizers or those seeking an individual apartment with character.

Conveniently located within close proximity to local amenities including shops, schools, Wakefield city centre, Westgate train station and easy access to Junction 41 of the M1 motorway.

Only a full internal inspection will truly reveal the space and individuality this impressive home has to offer. An early viewing is 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
Solid timber front entrance door leading into the entrance hall. Solid wood flooring, double doored built-in cloaks cupboard and two timber framed single glazed sash windows overlooking the side elevation. Steps lead up into the main entrance hallway.



MAIN ENTRANCE HALL
Central heating radiator, decorative acoustic wall panelling and solid wood flooring. Timber framed single glazed stained glass window looking into the communal/internal hallway. Ornate coving to the ceiling. Opening leading through into the kitchen breakfast room. Two doors provide access to both double bedrooms.

BEDROOM ONE
15'6" x 14'4" (4.74m x 4.37m)
Two timber framed single glazed sash windows with stained glass detailing overlooking the front elevation. Range of fitted wardrobes to one wall. Ornate coving to the ceiling and central heating radiator. Feature decorative fireplace with tiled hearth, tiled inset and ornate timber surround.



BEDROOM TWO
14'4" x 9'7" (4.39m x 2.94m)
Timber framed single glazed sash window overlooking the front elevation. Ornate coving to the ceiling and central heating radiator. Built-in double doored storage cupboard with hanging rails.



KITCHEN BREAKFAST ROOM
17'0" x 8'11" (5.19m x 2.73m)
Fitted with a range of Shaker style wall and base units with granite work surfaces over and matching granite upstands. Stainless steel sink with drainer grooves incorporated into the granite work surface. Lacanche dual gas and electric cooker with granite splashback and extractor hood above. Breakfast bar providing seating for three. Newly fitted combination boiler housed within one of the kitchen cupboards. Timber framed single glazed sash window overlooking the rear elevation. Solid wood flooring and feature pitched timber ceiling. Two wall lights positioned within the feature archway. Double timber doors with glazed inserts lead through into the living room. Door providing access into the inner hallway.

LIVING ROOM
17'11" x 17'0" (5.47m x 5.20)
Impressive reception room with feature pitched timber ceiling and solid wood flooring. Timber framed single glazed sash window overlooking the rear elevation. Central heating radiator. Lantern style roof window providing excellent natural light from above. Useful double doored storage cupboard positioned to the corner.



INNER HALLWAY
Solid wood flooring, central heating radiator and ornate coving to the ceiling. Wall light. Doors provide access to the bathroom and separate W.C.

SEPERATE W.C.
5'9" x 3'7" (1.76m x 1.11m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with separate taps. Timber framed frosted single glazed sash window overlooking the rear elevation. Solid wood flooring, half tiled walls and inset spotlights to the ceiling.



BATHROOM
13'5" x 7'3" (4.11m x 2.22m)
Fitted with a two piece suite comprising panelled bath with separate taps, glazed folding shower screen and mixer shower over, together with wall mounted wash basin with mixer tap. Timber framed frosted sash window overlooking the rear elevation. Chrome ladder style heated towel radiator, part tiled walls and ornate coving to the ceiling. Useful double doored storage cupboard positioned to the corner.



OUTSIDE
The driveway to the right hand side of the property leads round to the rear where there is a detached double garage with two up and over doors as well as workshop space.



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 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.

LEASEHOLD
The service charge is £ (pa) and ground rent £ (pa). The remaining term of the lease is years (current year). A copy of the lease is held on our file at the x office.