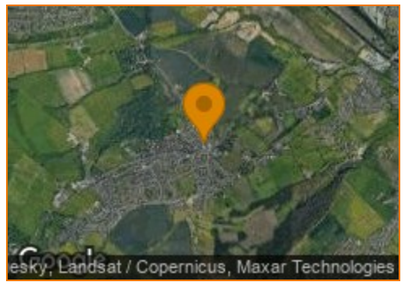
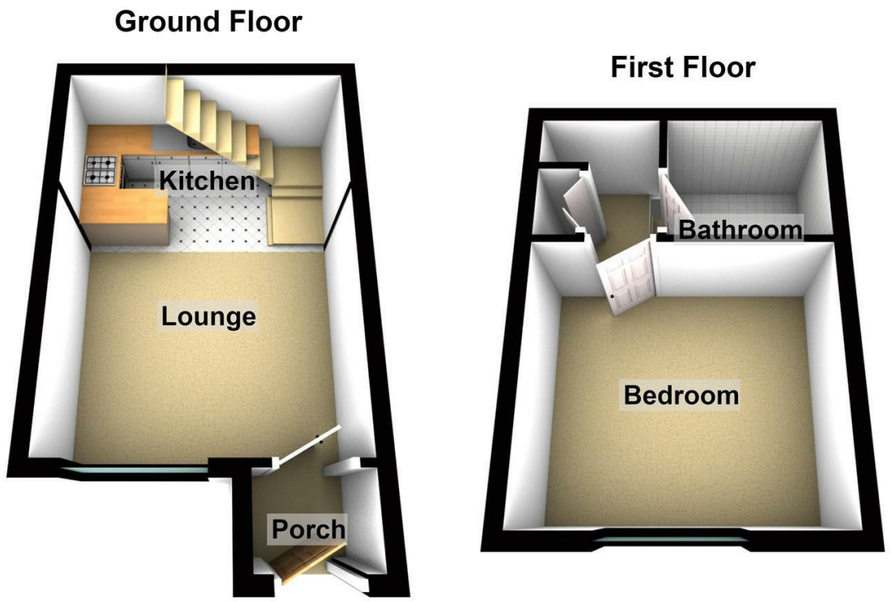
Terrain Map

Hybrid Map



Terrain Map

Floor Plan



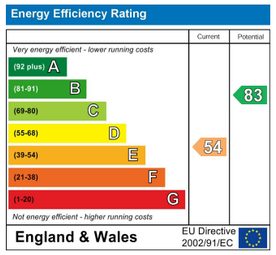
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

15 Thornhill Road, Wakefield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS

Thornhill Road

Middlestown, Wakefield, WF4 4PB

Auction Guide £70,000

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Tucked away in a delightful setting, well set back from the main flow of traffic near local amenities and within easy reach of Wakefield city centre, is this well-appointed one-bedroom, blind end terrace cottage presenting an exciting opportunity for investors. The property boasts a charming enclosed front garden and inside, you will find a comfortable reception room and kitchen in an open plan design, with modern, well appointed kitchen facilities.

The bedroom is thoughtfully designed and comes complete with furniture, making it easy for you to find a new tenant without the hassle of furnishing. The bathroom is similarly well appointed and presented, ensuring practicality for everyday living and ease of letting.

This property is offered under traditional auction conditions, providing a transparent and straightforward purchasing process. Interested buyers can take advantage of our online bidding service, allowing for easy bidding during the 24 hour window the property is available for. Anticipated sale date early September.

With its quaint appeal and convenient location, it is a must-see for anyone looking to begin their investment journey or to add to a portfolio. Don't miss your chance to view and register for this delightful property.

ACCOMMODATION

GROUND FLOOR

PORCH
4' x 2'8"2'7" x 4'1"
Accessed via a uPVC front door. The electric meter and fuse box are concealed within a cupboard unit above eye level, tiled floor covering and access to the living kitchen.

LIVING KITCHEN
15'7" max x 15'8"
Open plan in design and enjoying good levels of natural light via the uPVC double glazed picture window positioned to the front elevation. There is a decorative feature fireplace in the lounge area and an electric wall heater. The kitchen space features a range of base and wall units in a light oak style with complementary black, marble effect working surfaces which incorporate a four ring electric hob and a stainless inset sink unit with mixer tap over. The kitchen is further equipped with plumbing for a washing machine, a fitted oven and provision for a fridge/freezer. There is a feature staircase rising to the first floor and ambient lighting to the ceiling.

FIRST FLOOR

BEDROOM
11'3" max x8'7" max
Also enjoying good levels of natural ight via the two uPVC double glazed windows positioned to the front elevation, electric wall heater. The bedroom furniture is included in the sale and comprises of a double robe set of drawers, two bedside units, bed frame and mattress.

SHOWER ROOM
6'2" x 3'9"
Fitted with a double shower cubicle, vanity hand wash basin and low flush wc, electric heated towel rail, complementary tiled walls and tile effect floor covering. There is also a fitted mirror fronted medicine cupboard above the sink.

LANDING
With a useful storage cupboard and a loft hatch giving access to the roof space, not inspected at the time of the appraisal.

OUTSIDE
There is an enclosed, predominantly lawned front garden with a good degree of privacy.

AGENTS NOTES
The property has previously been let at circa £600 pcm. Prospective purchasers should be aware that the title/red line plan is in the process of being submitted to Land Registry as part of its first registration and a copy of the proposed plan will be included within the legal pack.

GUIDE PRICE
*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE
£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

CONTRACT INFORMATION
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

AUCTION INFORMATION
SALE DATE OPEN TO BID FROM 31ST AUGUST 12 NOON FOR 24 HOURS: Closing bids 1ST SEPTEMBER 12 NOON.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID