WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

53 Foxholes Lane, Altofts, WF6 2PE

For Sale Freehold Starting Bid £160,000

For sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation fee. Subject to an undisclosed reserve price.

The property benefits from a brand new gas boiler, all new windows and doors, as well as a newly fitted kitchen and bathroom — all installed last year. In addition, the property has undergone a full rewire, with new switches, lights, sockets, and fuse box throughout.

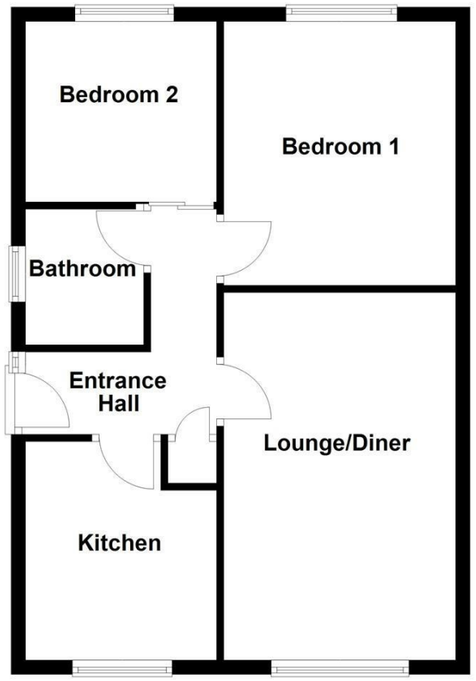
Situated on the highly regarded Foxholes Lane in Altofts is this attractive two bedroom, detached true bungalow. Well proportioned throughout, the property offers two generously sized bedrooms, ample reception space, and occupies a substantial plot with both front and rear gardens as well as extensive off road parking, making this an opportunity not to be missed.

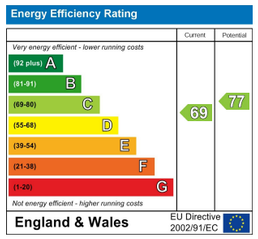
Internally, the accommodation briefly comprises of the entrance hall with loft access and storage cupboard, lounge/diner, fitted kitchen, two bedrooms, and a family bathroom. Externally, the front garden is mainly laid to lawn with mature hedging to one side and fencing to the other. A paved driveway provides parking for multiple vehicles and extends to the side of the property, leading to a detached single garage with an up and over door. The rear garden is predominantly lawned with mature planting, and a paved patio area, ideal for outdoor dining and entertaining, all enclosed by boundary fencing.

The property is perfectly positioned for those seeking to downsize or enjoy convenient access to local amenities, with shops and public houses within walking distance. A wider range of facilities can be found in nearby Castleford, Wakefield and Normanton, which also provide excellent transport links via bus and rail to major surrounding cities. The M62 motorway network is only a short distance away, offering easy commutes further afield.

It presents fantastic potential to create a wonderful home. An early internal inspection is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

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
Frosted UPVC double glazed side door into the entrance hall, central heating radiator, loft access, storage cupboard. Doors into the lounge/diner, kitchen, two bedrooms and the bathroom.

KITCHEN
6'2" x 10'0" (max) x 8'9" (min) (1.9m x 3.05m (max) x 2.67m (min))
UPVC double glazed window to the front, central heating radiator. A range of modern wall and base units with work surface over, stainless 1 1/2 sink and drainer with mixer tap, integrated four ring induction hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine, space for a fridge freezer.

LOUNGE/DINER
10'7" x 16'9" (3.25m x 5.12m)
UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, gas fireplace.

BEDROOM ONE
12'2" x 10'7" (3.72m x 3.25m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM TWO
8'10" x 8'5" (2.7m x 2.58m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
5'5" x 6'1" (1.66m x 1.87m)
Frosted UPVC double glazed window to the side, extractor fan, chrome heated towel rail, fully tiled panelling. Pedestal wash basin with mixer tap, panelled bath with mixer tap and showerhead attachment and an additional wall mounted shower.

OUTSIDE
To the front, the property has a lawned garden with timber fencing to one side and hedging to the other, along with a paved driveway providing parking for several vehicles. The driveway leads down the side of the property to a single detached garage with up and over door at the rear. The rear garden is mainly laid to lawn with a few planted features and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed with timber fencing.

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.

PLEASE NOTE
The property benefits from a brand new gas boiler, all new windows and doors, as well as a newly fitted kitchen and bathroom — all installed this year. In addition, the property has undergone a full rewire, with new switches, lights, sockets, and fuse box throughout.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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

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