



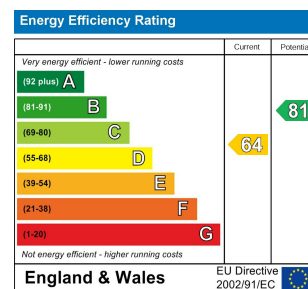
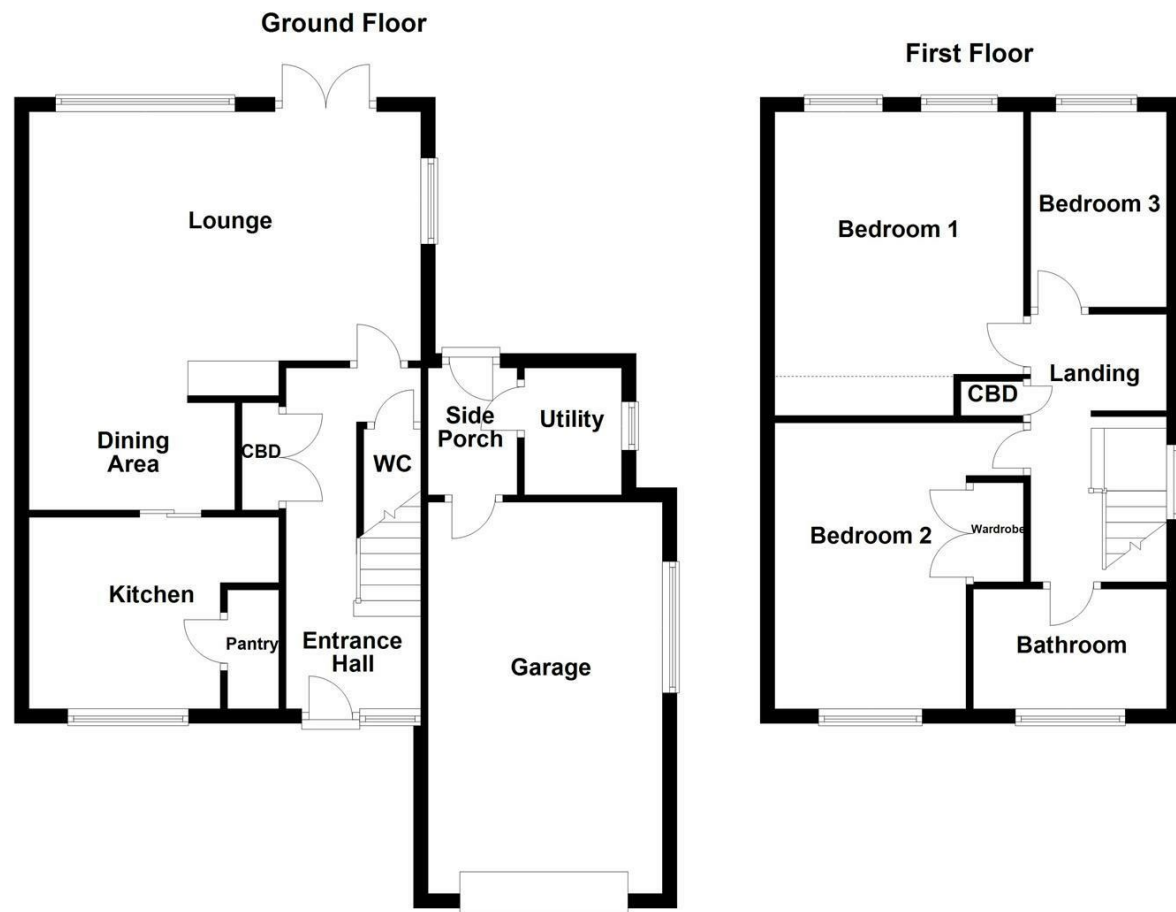
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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PONTEFRACT & CASTLEFORD  
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**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.



**92 Carleton Road, Pontefract, WF8 3NQ**

**For Sale Freehold Starting Bid £160,000**

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated on the sought after Carleton Road is this spacious three bedroomed semi detached property benefitting from off road parking, good sized reception rooms and enclosed rear garden.

The property briefly comprises of entrance hall, kitchen with pantry, lounge with dining area, side porch, utility downstairs w.c. and garage. The first floor landing leads to three bedrooms, house bathroom and storage cupboard. Outside the front garden is laid to lawn with planted borders and hedge surround and tarmac driveway providing off road parking leading to the garage. To the rear is laid to lawn with paved patio area, perfect for outdoor dining and enclosed by timber fencing and hedging with planted features.

Pontefract plays host to a range of amenities including shops and schools. The M62 motorway is only a short distance away perfect for those looking to travel further afield, as well as main bus routes running to and from Wakefield and Castleford.

In need of a degree of updating, this is the ideal home for those looking to put their own stamp on and only a full internal inspection will reveal all that's on offer at this home, an early viewing his highly advised to avoid disappointment.

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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted window to the front, telephone point, central heating radiator and stairs to the first floor landing. Doors to the kitchen, lounge, storage cupboard, downstairs w.c. and side porch.

### KITCHEN

8'8" x 11'3" [max] x 8'11" [min] [2.65m x 3.45 [max] x 2.73m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for an under counter fridge/freezer, space and plumbing for a cooker with stainless steel extractor hood and fully tiled walls. Central heating radiator, UPVC double glazed window to the front, sliding door into the dining area and door into the pantry.

### LOUNGE

17'11" x 12'4" [5.48m x 3.77m]

Two UPVC double glazed windows to the rear and side, set of UPVC double glazed French doors leading to the rear garden, two central heating radiators, coving to the ceiling and an opening into the dining area. Gas fire with marble hearth, surround and wooden mantle.

### DINING AREA

4'9" x 9'4" [1.45m x 2.85m]

Coving to the ceiling and sliding door into the kitchen.

### W.C.

2'7" x 5'1" [0.79m x 1.57m]

Wall mounted wash basin with taps, concealed low flush w.c. and extractor fan.

### SIDE PORCH

3'11" x 5'8" [1.2m x 1.73m]

Coving to the ceiling, UPVC double glazed door leading to the rear garden, utility and garage.

### UTILITY

5'8" x 4'4" [1.73m x 1.34m]

UPVC double glazed frosted window to the side, space and plumbing for a washing machine, dryer and fridge/freezer.

### GARAGE

10'7" x 17'8" [3.24m x 5.4m]

UPVC double glazed window to the side, electric up and over door and power and light.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, access to three bedrooms, family bathroom and storage cupboard. Overstairs boiler cupboard.

### BEDROOM ONE

12'5" x 11'5" [3.79m x 3.5m]

Central heating radiator, two UPVC double glazed windows to the rear and set of fitted wardrobes with partial mirrored doors.

### BEDROOM TWO

13'2" x 11'5" [max] x 9'0" [min] [4.02m x 3.49m [max] x 2.76m [min]]

Central heating radiator, UPVC double glazed window to the front and set of double doors leading to a wardrobe. Loft access.

### BEDROOM THREE

9'4" x 6'2" [2.85m x 1.88m]

Central heating radiator and UPVC double glazed window to the rear.

### BATHROOM/W.C.

8'4" x 5'4" [2.56m x 1.64m]

UPVC double glazed frosted window to the front, concealed low flush w.c., ceramic wash basin built into countertop with laminate work surface over and mixer tap, bidet, bath with overhead electric shower and glass shower screen. Fully tiled walls and ladder style radiator.

### OUTSIDE

To the front of the property the garden is laid to lawn with planted borders, hedge surround and tarmac driveway providing off road parking leading to the garage, as well pathway leading to the front door. The rear garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing and hedging with planted features.

### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know

about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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 Pontefract 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.