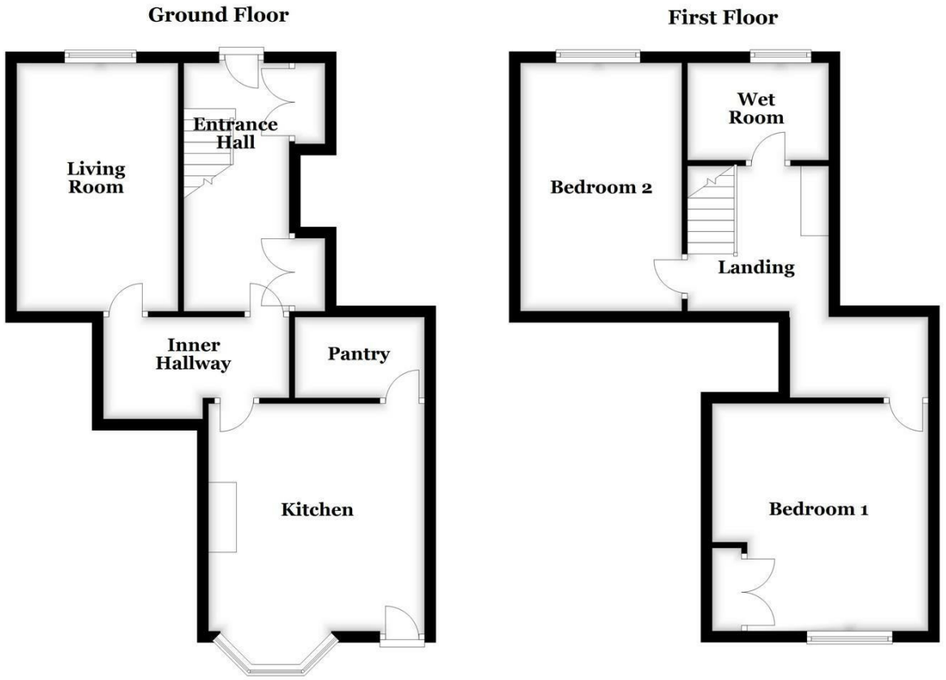


Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Snydale Hall 6 New Road, Old Snydale, Pontefract, WF7 6HD

For Sale By Modern Method Of Auction Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Converted from Old Snydale Hall is this two bedroom self enclosed mid terrace house benefitting from wet room, enclosed gardens with off road parking furthered by single detached garage and open aspect views of fields behind.

The property briefly comprises of spacious kitchen/diner, pantry, hallway leading to the living room and entrance hall. The first floor landing leads to two bedrooms and wet room/w.c. Outside, to the front there is an Indian stone paved patio area with an attractive lawned garden with Indian stone paved pathway, surrounded by timber fencing. Across the road is a single detached garage and parking space in front. A timber gate leads down a pebbled pathway to a seating area with greenhouse and allotment style beds. To the rear of the property is a communal paved seating area with an attractive lawned garden.

The property enjoys a rural location yet still located close to local amenities such as the pub within Old Snydale. Shops and schools can be found within neighbouring villages which are only a short drive away. and main bus routes run to and from Wakefield and Pontefract. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

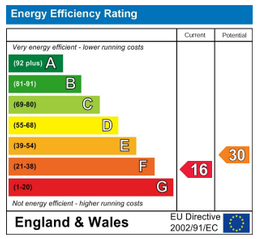
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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

KITCHEN/DINER
12'7" x 13'4" (min) x 16'11" (max) (3.84m x 4.07m (min) x 5.16m (max))
UPVC double glazed front entrance door with UPVC frosted sunlight above the door, UPVC double glazed bow window overlooking the rear aspect. Range of base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with mixer tap, automatic washing machine, freestanding double oven and grill with four ring gas hob. Electric fire on a tiled hearth with decorative tiled surround, dado rail and doors providing access into a large pantry cupboard and inner hallway.

PANTRY
7'7" x 4'9" (2.33m x 1.47m)
Fixed shelving to the wall.

HALLWAY
Doors to the living room and entrance hall.

LIVING ROOM
14'6" x 9'6" (4.42m x 2.90m)
UPVC double glazed window overlooking the front aspect, open fire with grate, tiled hearth and tiled decorative surround.

ENTRANCE HALL
14'6" x 6'0" (4.42m x 1.85m)
Two double built in cupboards providing a wealth of storage and staircase to the first floor landing.

FIRST FLOOR LANDING
Doors to two bedrooms and wet room.

BEDROOM ONE
13'5" x 12'7" (4.09m x 3.85m)
UPVC double glazed window overlooking the rear elevation and built in single storage cupboard.

BEDROOM TWO
14'6" x 9'9" (4.42m x 2.98m)
UPVC double glazed window overlooking the front elevation and original timber fireplace surround.

WET ROOM/W.C.
5'3" x 8'2" (1.60m x 2.49m)
Three piece suite comprising low flush w.c., electric shower and pedestal wash basin with mixer tap. Part tiled walls, chrome ladder style radiator, wet room floor and UPVC double glazed frosted window overlooking the front elevation. Wall mounted extractor fan.

OUTSIDE
To the front there is an Indian stone paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden with Indian stone paved pathway and planted borders with timber panelled surround fences. A cast iron gate accesses the street behind the property. There is a single detached garage with manual up and over door, timber single glazed window to the side and parking space in front. A timber gate leads down a pebbled pathway to a seating area with greenhouse and allotment style beds. To the rear of the property is a communal paved seating area with an attractive lawned garden. The property enjoys open aspect views of fields behind the property.

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 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.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.