



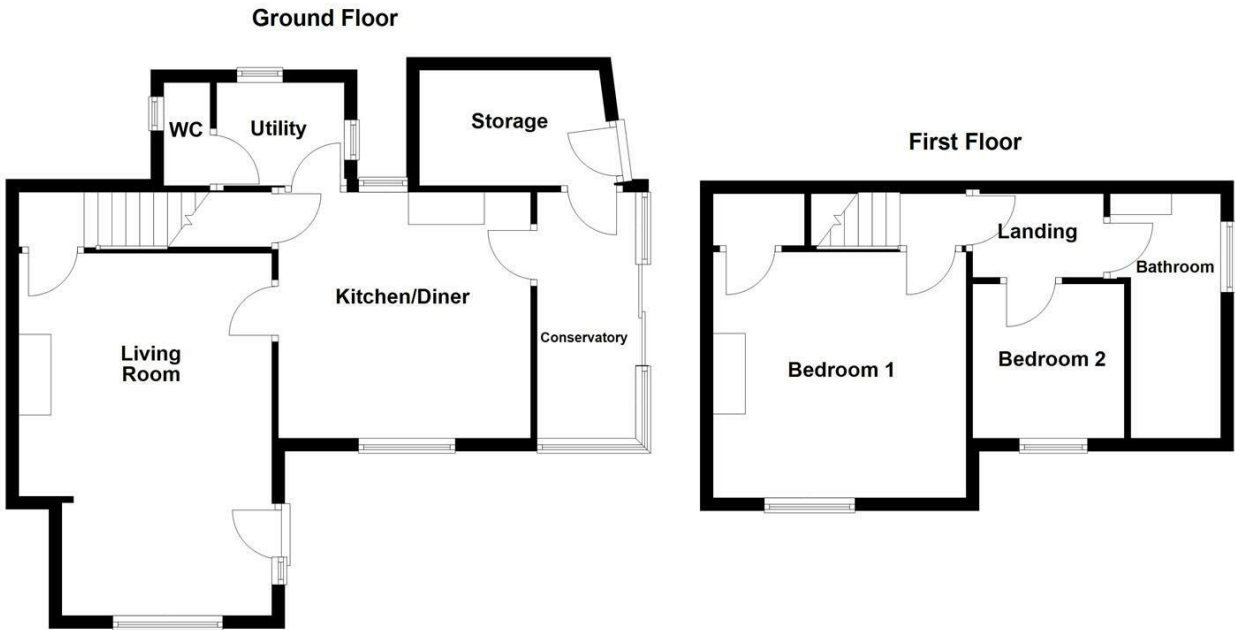
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



18 Greenbank Grove, Altofts, WF6 2JX

For Sale Freehold Starting Bid £112,500

For sale by Modern Method of Auction; Starting Bid Price £112,500 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the Altofts area of Normanton is this two bedroom semi detached property. Having undergone several extensions, the property is deceptively spacious from the front and benefits from ample reception space, two good sized bedrooms and a modern fitted kitchen and bathroom.

The property briefly comprises of a living room with stairs to the first floor landing, a kitchen dining room featuring under stairs storage, access to a utility room and a conservatory. The utility leads to a ground floor W.C., while the conservatory provides access to the side of the property and additional storage. Upstairs, the first floor landing gives access to two bedrooms and the house bathroom. Bedroom one includes an over stairs storage cupboard and loft access. Externally, the main garden is located at the front and is laid to lawn with planted features, enclosed by walls and timber fencing has a timber built bin store and a block paved driveway offering off road parking for multiple vehicles.

Altofts is an ideal location for a range of buyers, as for the first time buyers or small family looking in the area it is ideally located for shops and schools which can be found within walking distance. Normanton town centre has a larger range of facilities including local bus routes, Normanton train station and the M62 is only a stones throw away for those who look to travel further afield.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid any level of disappointment.

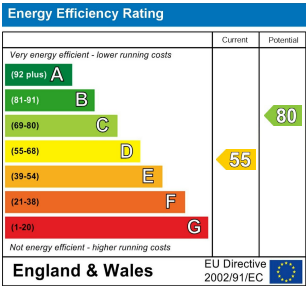
This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

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.



ACCOMMODTION

LIVING ROOM

19'0" x 12'11" [max] x 9'6" [min] [5.8m x 3.95m [max] x 2.90m [min]]
Composite entrance door with frosted glass pane into living room. UPVC double glazed window to the front, coving to the ceiling, exposed beam, central heating radiator, stairs to first floor landing, door to kitchen dining room. Decorate fire place with tiled hearth, exposed brick surround and wooden mantle, fitted unit beside the chimney breast.



KITCHEN DINING ROOM

12'10" x 12'9" [max] x 10'3" [min] [3.93m x 3.91m [max] x 3.14m [min]]
Frosted UPVC double glazed door into conservatory, three UPVC double glazed windows to the front, side and rear, door

to utility room, door to understairs storage cupboard. A range of wall and base units with laminate worksurface over stainless steel 1 1/2 sink with mixer tap. Integrated oven, integrated four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above, integrated undercounter fridge. Spotlights, exposed beams to the ceiling.

UTILITY

5'2" x 6'5" [1.6m x 1.96m]
Two frosted double glazed windows to the side and rear, central heating radiator and a door to the W.C..

W.C.

2'4" x 5'3" [0.72m x 1.62m]
Frosted UPVC double glazed window to the side, extractor fan. Wall mounted wash basin with mixer tap, low flush W.C..

CONSERVATORY

12'11" x 5'0" [3.94m x 1.53m]
Surrounded by UPVC double glazed windows, UPVC double glazed sliding doors to the garden. Door into a storage area.

STORAGE ROOM

5'8" x 10'2" [1.75m x 3.12m]
Timber framed door with frosted glass pane.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'5" x 12'11" [max] x 11'9" [min] [3.81m x 3.96m [max] x 3.60m [min]]
UPVC double glazed window to the front, over stairs storage cupboard which houses the boiler, loft access, central heating radiator.



BEDROOM TWO

8'3" x 7'9" [2.54m x 2.38m]
UPVC double glazed window to the front, central heating radiator.



BATHROOM

12'10" x 5'4" [max] x 2'2" [min] [3.92m x 1.64m [max] x 0.68m [min]]
Frosted UPVC double glazed window to the side, spotlights, chrome ladder style central heating radiator, central heating radiator, extractor fan, partial tiling. Low flush W.C., pedestal wash basin, panelled bath with mixer tap and mains fed shower head attachment with glass shower screen.



OUTSIDE

The main garden is to the front of the property which is laid to

lawn with planted features and mature shrubs, walls and timber fencing surround, block paved driveway which provides off road parking for several vehicles and leads us to both the front and side of the property. Timber built bin store.



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.

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.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.