



WAKEFIELD  
01924 291 294

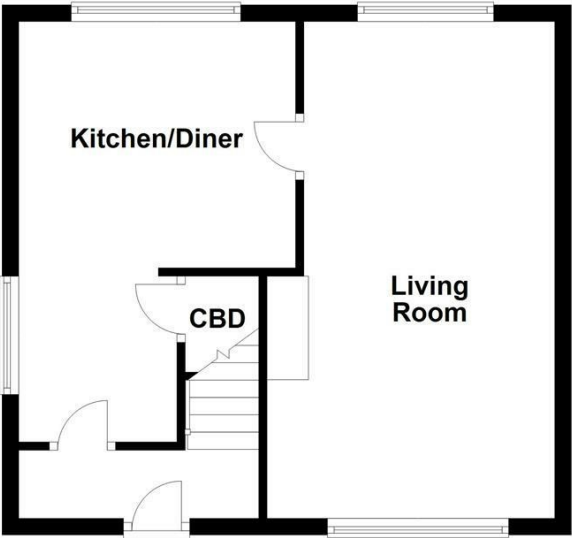
OSSETT  
01924 266 555

HORBURY  
01924 260 022

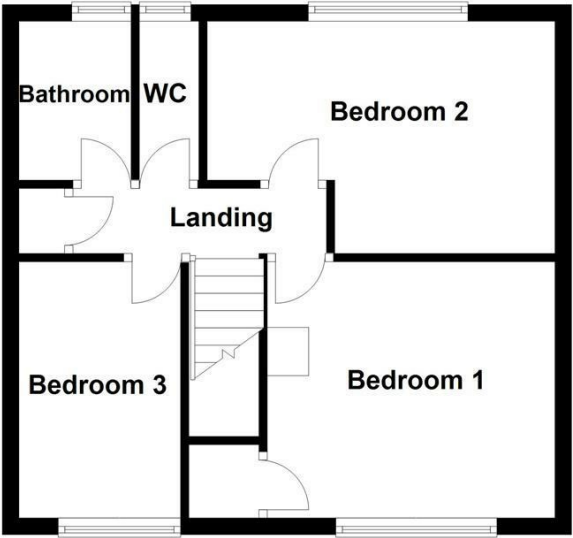
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

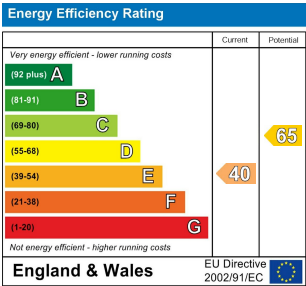


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Newstead View, Fitzwilliam, Pontefract, WF9 5DW

### For Sale Freehold Starting Bid £60,000

For sale by Modern Method of Auction; Starting Bid Price £60,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this three bedroom semi detached house which does require a programme of refurbishment however offers plenty of potential, sat on a corner plot position and benefitting from gardens to three sides and driveway parking.

The property briefly comprises of entrance hall, kitchen/diner and living room. The first floor landing leads to three bedrooms, a separate w.c. and the house bathroom. Outside, there are gardens to three sides with driveway parking accessed via cast iron gates.

The property is within close proximity to the local amenities and schools located nearby with main bus routes running to and from Pontefract and Wakefield town centres. For those who wish to commute further afield, the M62 motorway is only a short distance away, as well as Fitzwilliam train station.

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

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



## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, staircase to the first floor landing and door leading into the kitchen/diner.

### KITCHEN/DINER

6'3" [min] x 11'0" [max] x 16'7" [1.93m [min] x 3.36m [max] x 5.06m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill, space for a large freestanding fridge/freezer, space and plumbing for a washing machine, space for a dryer, central heating radiator and door providing access into the living room. Timber double glazed window overlooking the rear aspect and timber single glazed window to the side aspect. Small cupboard door providing access to the understairs storage cupboard.

### LIVING ROOM

9'10" [min] x 11'5" [max] x 19'8" [3.02m [min] x 3.48m [max] x 6.0m]

Timber double glazed windows overlooking the front and rear aspect, two central heating radiators,

cast iron solid fuel manually fed boiler on a block paved hearth and storage cupboards.

### FIRST FLOOR LANDING

Loft access, doors to three bedrooms, separate w.c., bathroom and airing cupboard with fixed shelving within.

### BEDROOM ONE

10'2" x 11'6" [3.11m x 3.53m]

Timber single glazed window overlooking the front aspect, central heating radiator and door providing access into built in single wardrobe.

### BEDROOM TWO

5'8" [min] x 9'2" [max] x 13'9" [1.74m [min] x 2.80m [max] x 4.20m]

Timber single glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM THREE

10'8" x 6'4" [3.27m x 1.95m]

Timber double glazed window overlooking the front elevation and central heating radiator.

### W.C.

5'8" x 2'4" [1.75m x 0.72m]

High flush w.c. and timber single glazed frosted window overlooking the rear elevation.

### BATHROOM/W.C.

5'9" x 4'6" [1.76m x 1.39m]

Panelled bath with two taps with electric shower over the bath, wall hung wash basin with two taps and timber single glazed frosted window overlooking the rear elevation. Fully tiled walls.

### OUTSIDE

To the front of the property there are privet hedges bordering and a driveway accessed through a cast iron gate with side garden. The rear garden is open to the side with timber panelled surround fences on all three sides.

### PLEASE NOTE

This property is non-standard [concrete] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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 4.2% 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.