



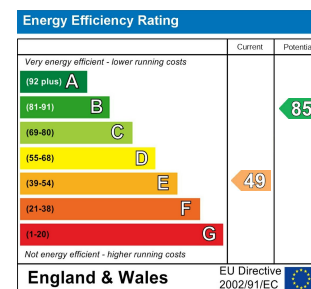
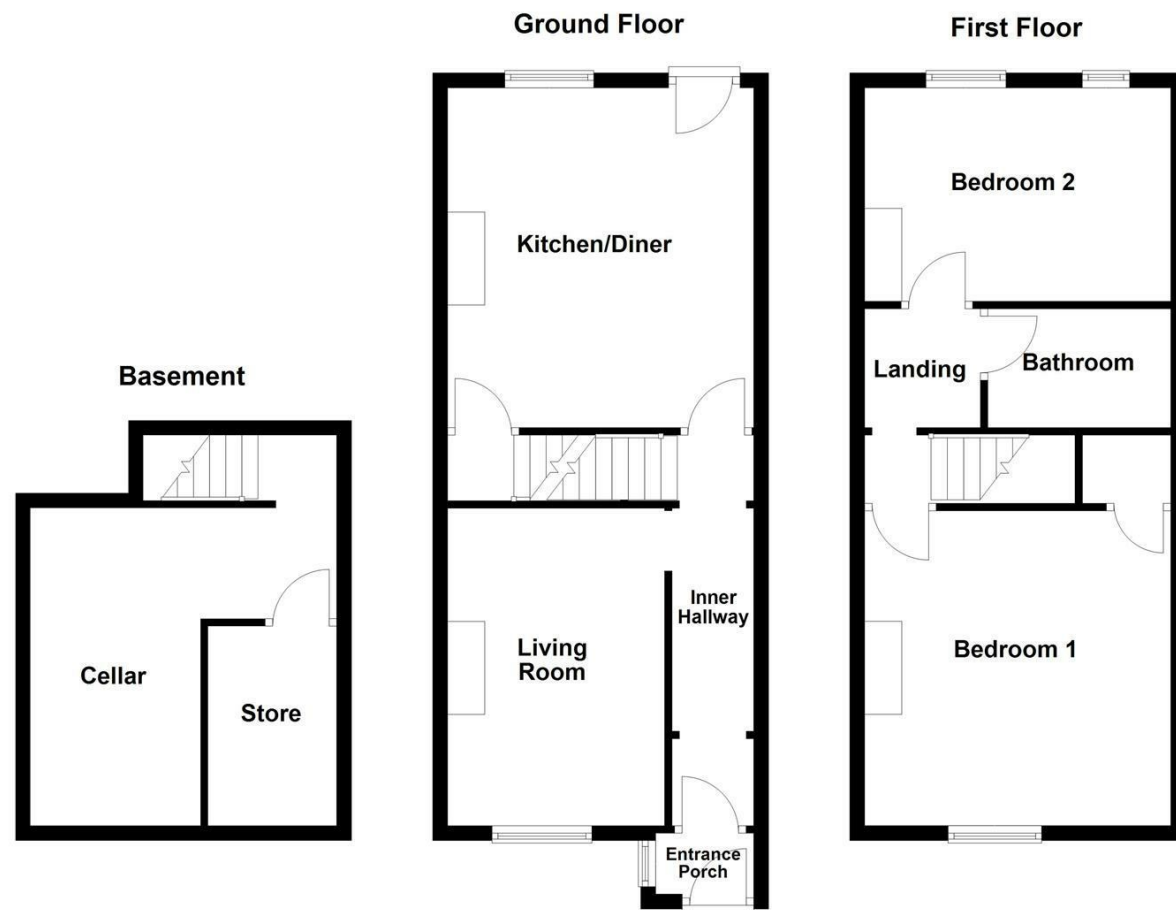
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



405 Castleford Road, Normanton, WF6 1RQ

For Sale By Modern Method Of Auction Freehold Starting Bid £100,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated on the well known Castleford Road in Normanton is this deceptively spacious two bedroom end terraced property, offering well proportioned accommodation throughout, two good sized double bedrooms, ample reception space and a low maintenance enclosed rear garden.

The accommodation briefly comprises an entrance porch leading into an inner hallway, which provides access to the staircase to the first floor, the living room and the kitchen diner. The kitchen diner offers access to the cellar and leads out to the rear garden. To the first floor, the landing provides loft access and leads to two double bedrooms, with bedroom one benefiting from useful storage, along with the house bathroom. Externally, the property benefits from a small buffer garden to the front, mainly paved with planted features and enclosed by walling. To the rear, there is a low maintenance garden incorporating paved patio seating areas and planted beds, enclosed by a combination of walling and timber fencing with gated access, making it ideal for outdoor dining and suitable for both pets and children.

Normanton is a popular location for a wide range of buyers, including first time purchasers, small families, professional couples and investors. A range of local amenities including shops and schools can be found within walking distance, particularly within Normanton town centre. The area is well served by local bus routes and benefits from its own train station providing links to Leeds and Sheffield. The M62 motorway is also only a short distance away, making it ideal for commuters.

Only a full internal inspection will fully appreciate all that this property has to offer. An early viewing is highly recommended.

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



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ACCOMMODATION

ENTRANCE PORCH

4'3" x 2'7" [1.31m x 0.81m]

Frosted UPVC double glazed front entrance door, frosted UPVC double glazed window to the side and further frosted UPVC double glazed door leading into the inner hallway.

INNER HALLWAY

17'0" max x 3'7" min x 2'4" [5.20m max x 1.10m min x 0.73m]

Central heating radiator, stairs providing access to the first floor landing and openings through to the living room and kitchen diner.

LIVING ROOM

13'11" max x 9'6" min x 8'3" [4.26m max x 2.90m min x 2.53m]

UPVC double glazed window to the front with secondary glazing, central heating radiator, decorative wall panelling and decorative fireplace with surround and wooden mantel.

KITCHEN DINER

14'11" max x 13'5" min x 11'10" [4.57m max x 4.10m min x 3.62m]

Access down to the cellar, UPVC door leading to the rear, UPVC double glazed window overlooking the rear, central heating radiator and fitted with a range of wall and base units with laminate work surface over. Stainless steel sink and drainer with mixer tap, tiled splashback, breakfast bar, integrated oven with four ring gas hob and stainless steel extractor above. Space and plumbing for a washing machine and space for a fridge freezer, with the Vaillant combi boiler housed within.



CELLAR

13'6" max x 14'1" min x 3'11" [4.12m max x 4.30m min x 1.20m]

Access to the cellar space with power and lighting.

CELLAR STORAGE AREA

4'9" x 9'8" [1.47m x 2.95m]

Additional cellar storage area.

FIRST FLOOR LANDING

3'8" x 5'1" [1.13m x 1.57m]

Loft access and doors leading through to two bedrooms and the house bathroom.

BEDROOM ONE

14'1" max x 13'6" min x 12'7" [4.30m max x 4.12m min x 3.86m]

Access to overstairs storage, two central heating radiators and UPVC double glazed window to the front with secondary glazing.



BEDROOM TWO

9'4" max x 13'6" min x 12'8" [2.87m max x 4.12m min x 3.87m]

Two UPVC double glazed windows to the rear and two central heating radiators.



BATHROOM/W.C.

5'2" x 9'6" [1.60m x 2.90m]

Central heating radiator, low flush w.c., pedestal wash basin and panel bath with mixer tap and shower attachment with glass shower screen, together with half tiling.



OUTSIDE

Externally to the front of the property there is a small buffer garden, mainly paved and enclosed by walls, leading to the entrance porch. There is a side gate accessing the rear garden.

To the rear the garden incorporates planted beds with dry stone wall borders together with a paved patio area, perfect for outdoor dining and entertaining, with the garden fully enclosed by walls and timber fencing and a timber gate providing rear access.



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 Normanton 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 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.