



WAKEFIELD  
01924 291 294

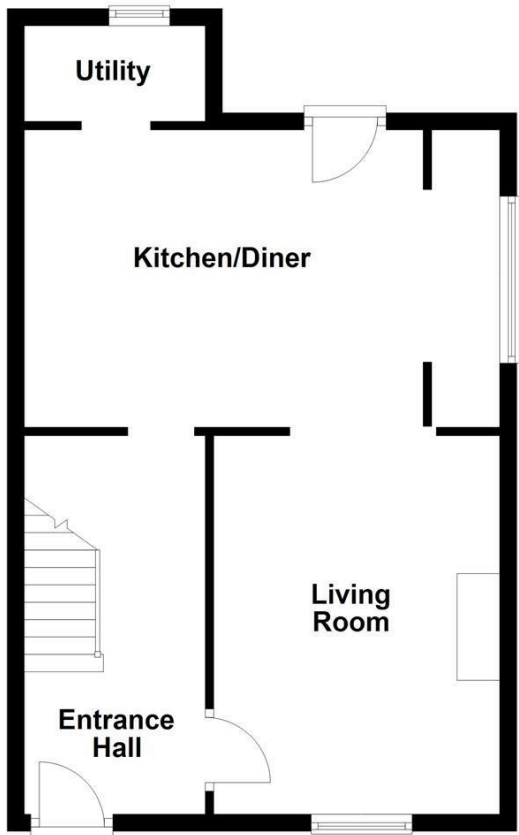
OSSETT  
01924 266 555

HORBURY  
01924 260 022

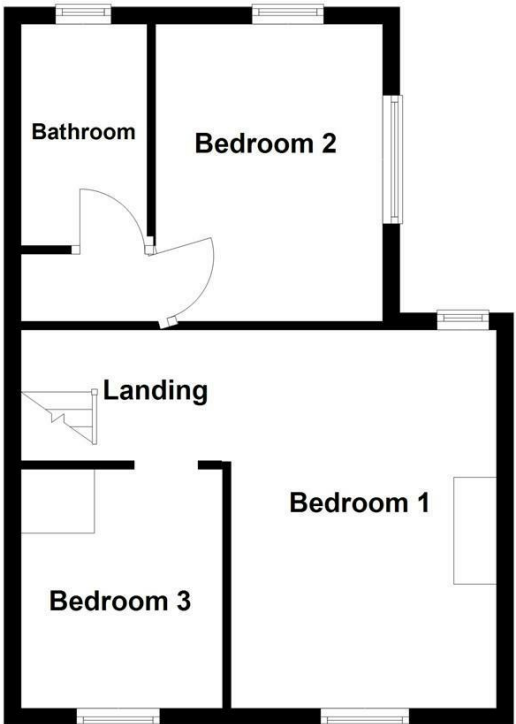
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

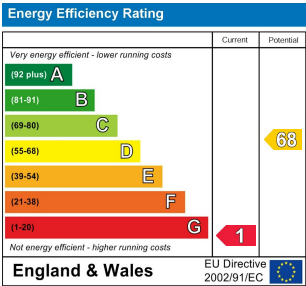


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**Stone Cote, 215 Carleton Road, Pontefract, WF8 3NP**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £148,500**

For sale by Modern Method of Auction; Starting Bid Price £148,500 plus reservation fee. Subject to an undisclosed reserve price.

\*\*\*CASH BUYERS ONLY \*\*\* Situated in the sought after Carleton area of Pontefract, this three bedroom semi detached property offers fantastic potential. In need of full renovation, it presents an excellent opportunity for transformation, either as a charming family home or a project for extension or development (subject to planning permission).

The property briefly comprises of the entrance hall, living room, kitchen/diner and utility room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front, there is on street parking. Stone walling and timber gates at the side provide access to the generous plot. The rear garden is mainly laid to lawn, with some paved seating areas and a part brick built outbuilding. It is fully enclosed by walls and hedging and enjoys far reaching views, including those of the Rookeries.

Carleton is a charming village on the southern edge of Pontefract, offering a welcoming community feel and excellent local amenities. The property is ideally located for families, with Carleton High School and The Rookeries Junior & Infant School both within walking distance. It also benefits from easy access to the picturesque Carleton village green, a lovely spot at the heart of the village.

Offered for sale to cash buyers only, the property is well suited to a range of buyers and should not be overlooked.

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



## ACCOMMODATION

### ENTRANCE HALL

14'6" x 6'11" [4.43m x 2.12m]

A timber framed frosted entrance door, exposed brick walling, stairs to the first floor landing and access to the living room and kitchen/diner.

### LIVING ROOM

14'7" x 11'0" max x 9'2" min [4.46m x 3.36m max x 2.8m min]

Opens into the kitchen/diner, timber framed single pane sash window to the front, exposed brick and stone walls and an exposed brick chimney breast.



### KITCHEN/DINER

11'0" x 18'5" max x 8'11" min [3.36m x 5.63m max x 2.72m min]

Timber framed single pane window to the side and a

timber-framed door to the rear. Exposed brick walls and an opening through to the utility.



### UTILITY

6'11" x 3'8" [2.11m x 1.12m]

Timber framed single pane window to the rear, exposed brick walls, ceramic Belfast sink, wooden work surfaces and a tiled splashback.

### FIRST FLOOR LANDING

Access to three bedrooms and the house bathroom. Fitted storage cupboard.

### BEDROOM ONE

14'4" x 10'2" [4.37m x 3.11m]

Timber framed single pane window to the front and rear, exposed stonework.



### BEDROOM TWO

11'3" x 8'8" max x 7'10" min [3.43m x 2.66m max x 2.4m min]

Timber framed single pane window to the rear and exposed brickwork.



### BEDROOM THREE

7'9" x 9'0" max x 6'8" min [2.38m x 2.75m max x 2.05m min]

Timber framed single pane sash window to the front.

### BATHROOM/W.C.

Partially frosted timber framed single pane window to the rear, loft access and partial wall tiling.

### OUTSIDE

To the front there is on street parking, while to the side, stone walling and timber gates open into the expansive plot. The rear gardens are predominantly laid to lawn, incorporating paved seating areas and a partial brick-built outbuilding. Fully enclosed by walls and hedging, the garden enjoys far reaching rural views, including those across to the Rookeries.



### PLEASE NOTE

Please take care when viewing as the property may present treacherous or uneven conditions.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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 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.