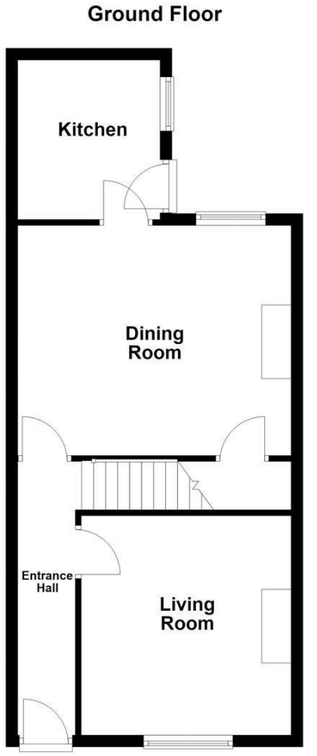
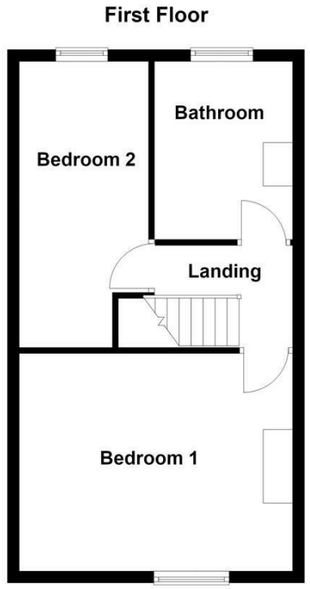
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







8 Friarwood Lane, Pontefract, WF8 1DY

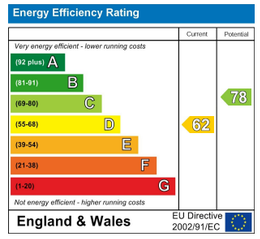
For Sale Freehold Starting Bid £115,000

For sale by Modern Method of Auction; Starting Bid Price £115,000 plus reservation fee. Subject to an undisclosed reserve price. Situated just outside Pontefract town centre is this well presented two bedroom mid terrace home, offering well proportioned accommodation with two good sized bedrooms, generous reception space, front and rear gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the living room and dining room. The dining room provides access to a useful understairs storage cupboard and through into the kitchen, which in turn opens onto the rear. To the first floor are two well proportioned bedrooms and the house bathroom, with loft access available from the landing. Externally, to the front is a low maintenance pebbled garden with mature planting and gated access. To the rear is a small enclosed courtyard, beyond which a right of access leads to the main garden with lawn, mature shrubbery and off road parking for one to two vehicles.

The property is conveniently positioned for Pontefract town centre, with a range of shops, schools and well regarded public houses within easy reach. Pontefract Hospital is also nearby, making the property particularly convenient for those working locally. The town benefits from regular bus services and three railway stations providing wider connections including Leeds, Sheffield and London. The M62 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid 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.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed entrance door leading into the hallway. Staircase providing access to the first floor landing, central heating radiator and doors leading into the living room and dining room.

LIVING ROOM
12'0" x 11'8" (3.67m x 3.57m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



DINING ROOM
12'10" x 15'5" (3.92m x 4.70m)
UPVC double glazed window overlooking the rear elevation. Two central heating radiators, coving to the ceiling and access to a useful understairs storage cupboard. Door leading through into the kitchen.



KITCHEN
8'10" x 7'10" (2.71m x 2.40m)
UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed rear entrance door. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, space for a freestanding cooker and space for an under-counter fridge or freezer.

FIRST FLOOR LANDING
Loft access. Doors provide access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
11'11" x 15'5" (3.65m x 4.72m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted wardrobes.



BEDROOM TWO
15'11" x 7'4" (4.87m x 2.25m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM
9'11" x 7'7" (3.04m x 2.33m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower over. Partial wall tiling, extractor fan and central heating radiator.



OUTSIDE
To the front is a low maintenance pebbled garden incorporating mature shrubbery. The garden is enclosed by walling to the front and timber fencing to the side, with a tarmacadam pathway leading to the front entrance door. A timber gate provides access towards the rear. Immediately to the rear is a small courtyard area enclosed by timber fencing. A timber gate leads across a right of access road to the main rear garden. The principal rear garden is mainly laid to lawn with mature shrubbery and also incorporates a pebbled and paved parking area providing off road parking for one to two vehicles. The garden is enclosed by a combination of hedging and timber fencing.



PLEASE NOTE
The property currently contains furniture which has been digitally removed from the marketing photographs to illustrate how the rooms will appear when vacant. The property will be cleared of furniture prior to completion.

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 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.