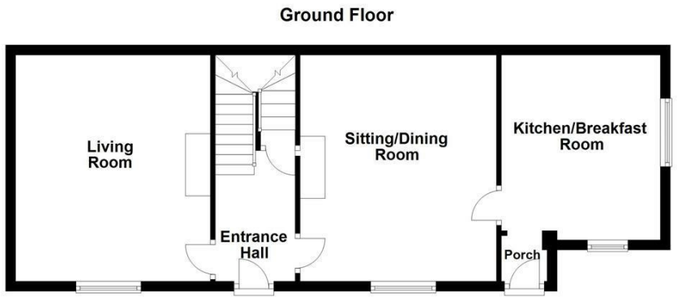
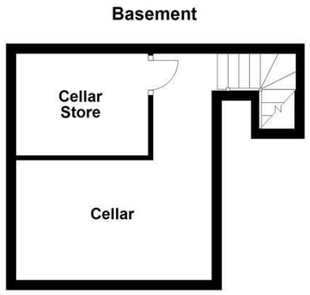
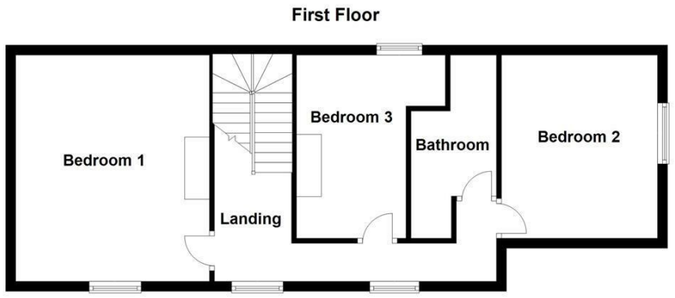




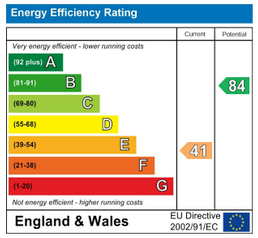


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

21 White Apron Street, South Kirkby, Pontefract, WF9 3LH

For Sale By Modern Method Of Auction Freehold Starting Bid £210,000

For sale by Modern Method of Auction; Starting Bid Price £210,000 plus reservation fee. Subject to an undisclosed reserve price. Located on a generous sized plot in the centre of South Kirkby is this three bedroom detached period cottage benefitting from well proportioned accommodation, off road parking and good sized gardens.

The property briefly comprises of the entrance hall with access down to the cellar, living room, dining/sitting room, kitchen/breakfast room and porch. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property is a lawned garden with mature trees and shrubs, a paved pathway leads down the side to a further lawned area. To the opposite side is a pebbled area leading to a brick built toilet and further paved area, perfect for outdoor dining and entertaining, currently used as a child play area. A block paved pathway leads to the top of the garden which is laid to lawn and a pebbled driveway providing off road parking and access through a set of timber double gates with a timber built summerhouse, enclosed by walls and timber fencing.

South Kirkby is ideal for a range of buyers as it is aptly placed for local amenities such as shops and schools and these are within walking distance of the property. The Burntwood Hotel, Spa and Gym are nearby. South Kirkby is on local bus routes to and from neighbouring towns such as Pontefract and Barnsley and is only a short distance from Moorthorpe train station.

Only a full internal inspection will reveal all that's on offer at this quality 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
UPVC double glazed entrance door, stairs to the first floor landing, central heating radiator and doors to the living room and dining/sitting room.

CELLAR
12'11" x 14'11" (max) x 8'2" (min) (3.95m x 4.55m (max) x 2.5m (min))
Light, the boiler is housed in here and access to a separate cellar store.

DINING/SITTING ROOM
14'11" x 12'11" (max) x 11'6" (min) (4.56m x 3.95m (max) x 3.51m (min))
Central heating radiator, UPVC double glazed window to the front, door to the kitchen/breakfast room, picture rail, coving to the ceiling and ceiling rose. Log burning stove with marble heath, surround and stone mantle.

KITCHEN/BREAKFAST ROOM
10'2" x 11'10" (3.1m x 3.63m)
Range of modern wall and base units with quartz work surface over, ceramic sink and drainer with mixer tap and tiled splash back. Integrated oven and microwave with four ring gas hob and extractor hood. Integrated dishwasher, integrated washing machine and integrated fridge/freezer. Breakfast bar with quartz work surface over, an opening to the porch, central heating radiator, UPVC double glazed windows to the front and side.

PORCH
UPVC double glazed door to the garden and spotlights.

LIVING ROOM
14'11" x 12'10" (max) x 11'8" (min) (4.55m x 3.92m (max) x 3.57m (min))
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and log burning look gas fire with granite hearth, surround and limestone mantle.

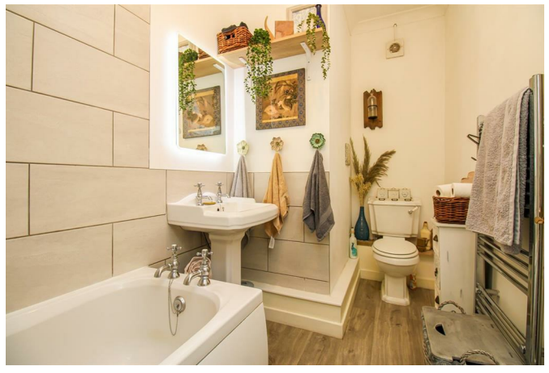
FIRST FLOOR LANDING
Dado rail, loft access, UPVC double glazed windows to the front and doors to three bedrooms and house bathroom.

BEDROOM ONE
14'11" x 12'11" (max) x 11'8" (min) (4.55m x 3.95m (max) x 3.58m (min))
Picture rail, coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
11'10" x 10'4" (3.61m x 3.15m)
UPVC double glazed window to the side and central heating radiator.

BEDROOM THREE
12'0" x 9'8" (max) x 5'10" (min) (3.67m x 2.97m (max) x 1.8m (min))
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BATHROOM/W.C.
5'6" x 9'2" (max) x 5'4" (min) (1.68m x 2.8m (max) x 1.65m (min))
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mains shower. Extractor fan, coving to the ceiling and chrome ladder style radiator.



OUTSIDE
From White Apron Street there is a paved pathway leading to the lawned garden and leads to a further lawned garden area incorporating paved patio area, perfect for outdoor dining and entertaining. The paved pathway leads to the side of the property which is pebbled with a timber canopy, brick built outside toilet and concrete steps up to the driveway providing off road parking through a set of double timber gates, as well as a timber built summerhouse. On the opposite side is a block paved pathway leading to a further lawned garden surrounded by mature trees and shrubs, fully enclosed by walls and timber fencing.

PLEASE NOTE
The top section of the garden had previously been approved for planning permission for a two bedroom detached bungalow which has now lapsed.

COUNCIL TAX BAND
The council tax band for this property is C.

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.