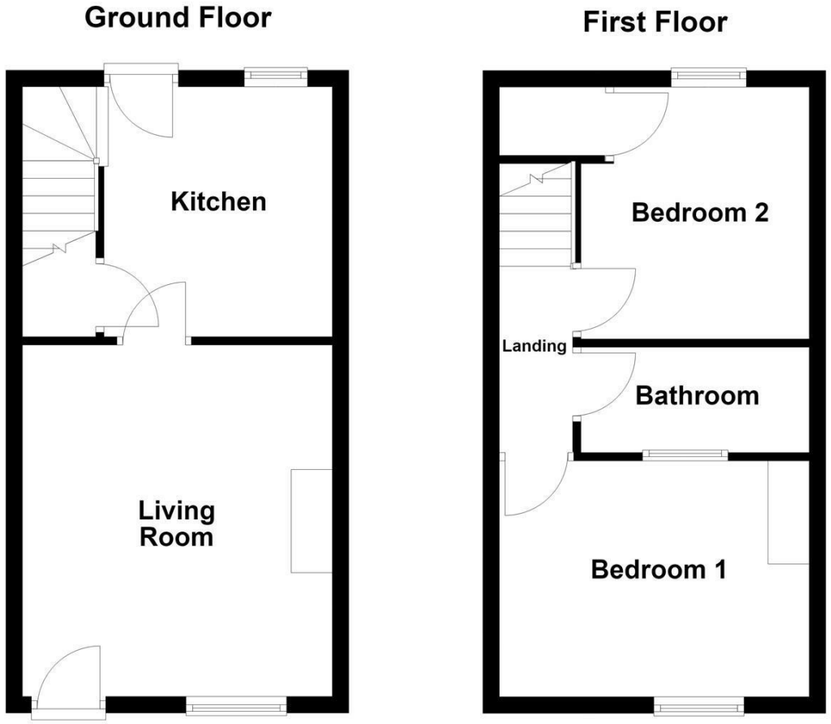
Richard Kendall Estate Agent

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2 Charles Street, Ryhill, Wakefield, WF4 2BU

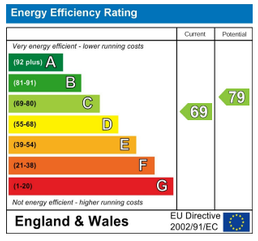
For Sale By Modern Method Of Auction Freehold Starting Bid £85,000

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in the popular village of Ryhill is this well presented two bedroom mid terrace property. Boasting two good sized bedrooms, generous reception space and an enclosed rear garden, this attractive home is sure to appeal to a range of buyers.

The accommodation briefly comprises a spacious living room leading through to the kitchen, which provides access to the rear garden, together with a staircase to the first floor landing and useful understairs storage. To the first floor, the landing provides access to two well proportioned bedrooms, the house bathroom, a storage cupboard and the loft. Externally, the property benefits from a low maintenance buffer garden to the front, mainly paved and enclosed by walls, with a timber gate providing access to the front entrance. To the rear is an enclosed garden incorporating a lawn, pebbled borders and a paved patio seating area, ideal for outdoor dining and entertaining. The garden is enclosed by walls and timber fencing, with an iron gate providing rear access, making it suitable for both children and pets.

Ryhill is an ideal place to settle for a range of buyers, including the first time buyer, small family or professional couple. A selection of local shops, schools and amenities can be found within the village, with a wider range of facilities available in nearby towns and Wakefield city centre. Local bus routes run nearby, while railway stations can be found within easy reach. Wakefield is also home to two mainline railway stations providing links to destinations including Leeds, Manchester and London. For those travelling further afield, the A1, M62 and M1 motorway networks are all accessible within a short drive.

Only a full internal inspection will reveal all that this property has to offer and 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

LIVING ROOM
12'4" x 13'11" (max) x 4'7" (min) (3.77m x 4.26m (max) x 1.40m (min))
UPVC front entrance door, UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a decorative cast iron fireplace with tiled hearth. A door provides access through to the kitchen diner.



KITCHEN DINER
9'11" x 9'1" (3.03m x 2.77m)
Access to an understairs storage cupboard, staircase providing access to the first floor landing, frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear and central heating radiator. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite 1 1/2 sink and drainer with mixer tap and tiled splashbacks. There is a four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR LANDING
Providing loft access and doors leading to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE
9'4" x 12'4" (max) x 11'1" (min) (2.86m x 3.77m (max) x 3.40m (min))
UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO
10'0" x 9'3" (max) x 6'4" (min) (3.05m x 2.84m (max) x 1.94m (min))
UPVC double glazed window to the rear, central heating radiator, access to a storage cupboard and fitted wardrobe.



BATHROOM
4'3" x 9'2" (max) x 7'11" (min) (1.30m x 2.81m (max) x 2.42m (min))
Timber framed frosted single glazed internal window to bedroom one, central heating radiator and extractor fan. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer tap and electric shower attachment, together with a glass shower screen and full wall tiling.



OUTSIDE
To the front of the property is a small buffer garden, mainly paved and enclosed by walls, with a timber gate providing access to the front entrance. To the rear is an enclosed garden incorporating a lawn, pebbled borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by walls and timber fencing, with an iron gate providing rear access, making it suitable for both children and pets.



LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.