



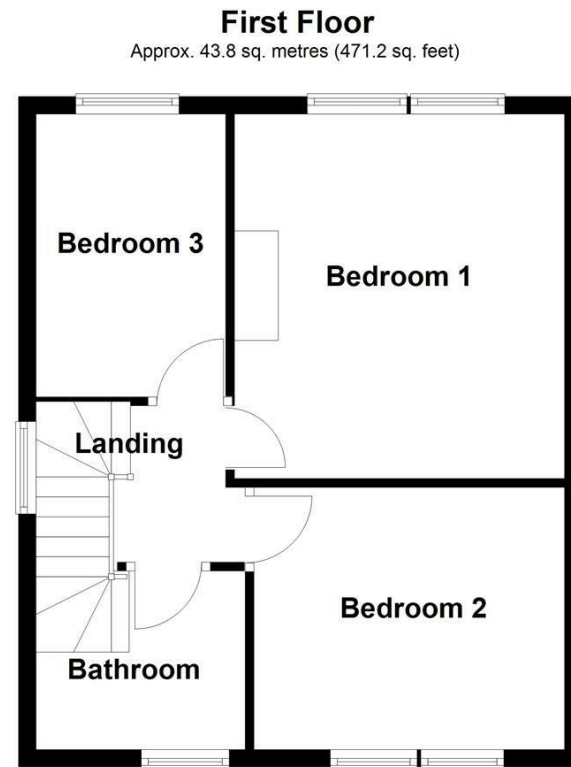
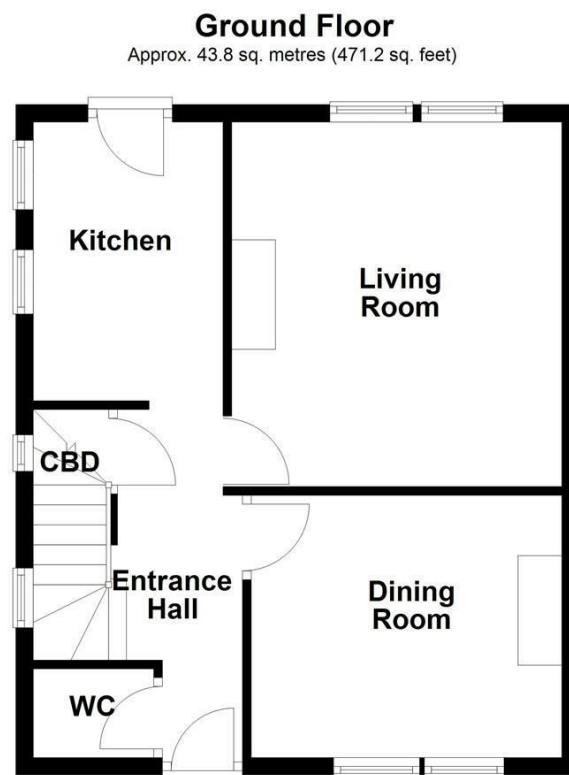
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 87.6 sq. metres (942.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**12 Manor Haigh Road, Wakefield, WF2 8SE**

**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.

A superb opportunity to purchase this three bedroom semi detached home, benefiting from off road parking via a double driveway and offering well proportioned accommodation throughout.

The accommodation briefly comprises an entrance hall with access to a downstairs WC, a spacious living room and a separate dining room, along with a fitted kitchen, completing the ground floor. To the first floor, the landing provides access to three good sized bedrooms and a three piece house bathroom. Externally, the front of the property features a double pebbled driveway providing off road parking, with a shared driveway to the side leading to a timber gate and access into the enclosed rear garden. The rear garden incorporates a paved patio area, pebbled seating space and a lawned section, all enclosed by timber fencing.

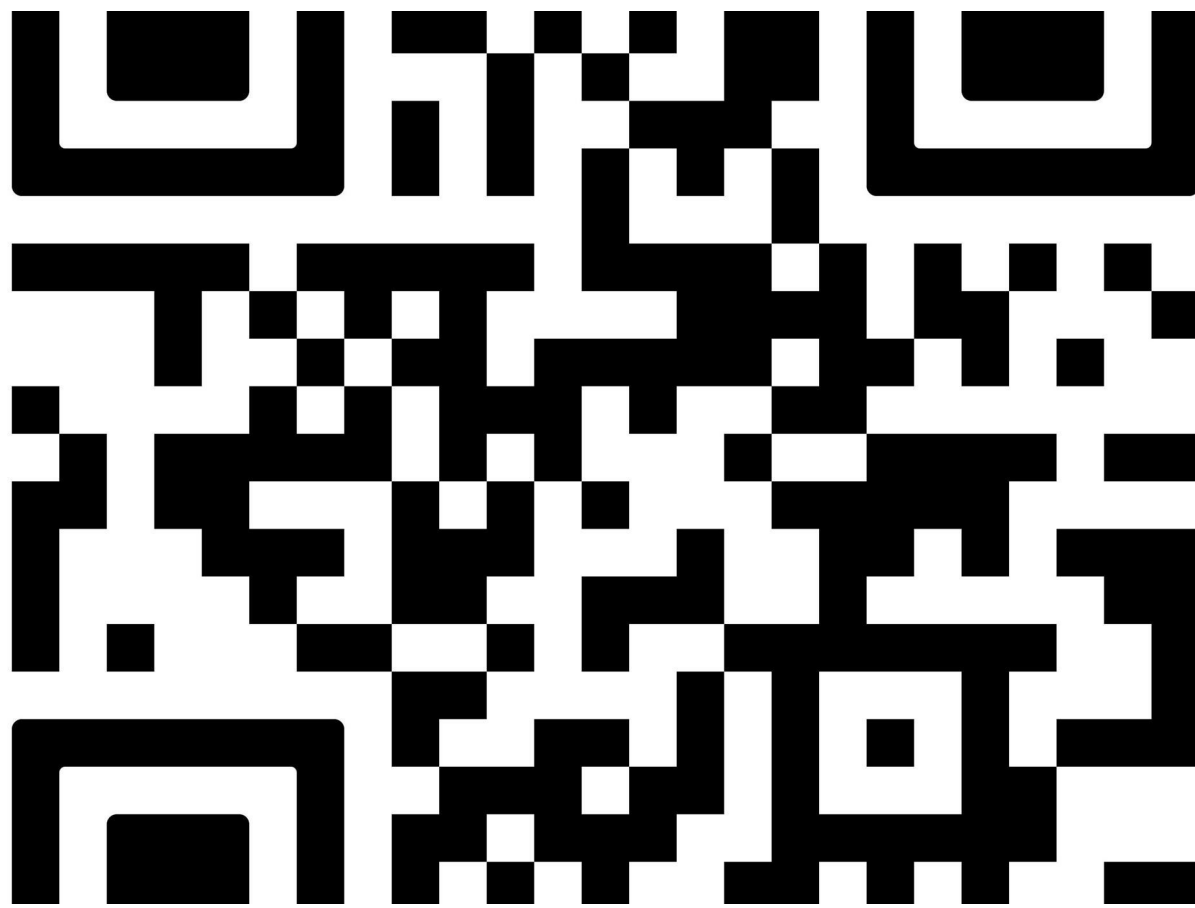
The property is ideally located within walking distance of local amenities and well regarded schools, with regular bus routes to and from Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for commuters. Thornes Park is also nearby.

An excellent home offering great potential, with early viewing highly recommended.

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



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

A UPVC double glazed front entrance door leads into the entrance hall, which has a central heating radiator, staircase to the first floor landing and UPVC double glazed window to the side aspect. Doors lead to the dining room, living room, under stairs storage cupboard and downstairs WC, with an opening into the kitchen.

### DINING ROOM

11'8" x 9'11" [3.56m x 3.03m]

Laminate flooring, two UPVC double glazed windows to the front aspect, central heating radiator, coving to the ceiling and ceiling rose with a feature panelled wall.

### W.C.

4'4" x 3'2" [1.34m x 0.98m]

Low flush WC, wall mounted wash basin with two taps, wall mounted combi boiler and frosted UPVC double glazed window to the front aspect.

### LIVING ROOM

12'5" x 13'7" [3.80m x 4.15m]

Two UPVC double glazed windows to the rear aspect, central heating radiator and coving to the ceiling.



### KITCHEN

10'6" x 6'11" [3.22m x 2.13m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. 1.5 sink and drainer with mixer tap, four ring gas hob with cooker hood above, space for an oven and grill, plumbing for a washing machine and space for an under counter fridge or freezer. UPVC double glazed window to the side and UPVC door leading out to the rear garden, with central heating radiator.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

### BATHROOM/W.C.

6'8" [max] x 5'8" [min] x 7'6" [2.05m [max] x 1.74m [min] x 2.31m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush WC and wash basin set within a vanity unit. Fully clad walls, chrome effect ceiling panels with inset spotlights and frosted UPVC double glazed window to the front elevation.



### BEDROOM ONE

12'4" x 13'7" [3.78m x 4.16m]

Two UPVC double glazed windows to the rear elevation and central heating radiator.



### BEDROOM TWO

11'7" x 9'11" [3.54m x 3.04m]

Two UPVC double glazed windows to the front elevation and central heating radiator.



### BEDROOM THREE

10'6" x 6'11" [3.22m x 2.12m]

UPVC double glazed window to the rear elevation and central heating radiator.

### OUTSIDE

Externally, the front of the property offers a low maintenance pebbled double driveway providing off road parking. A paved driveway runs

down the side of the property with a timber gate leading into the enclosed rear garden. The rear garden features a brick built store, pebbled seating area and a lawned section, all enclosed by timber fencing, making it ideal for both outdoor use and privacy.



### PLEASE NOTE

This property is non-standard [system built] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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 Wakefield 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.