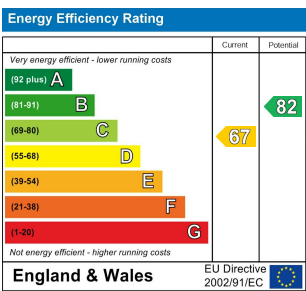


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 77 Dodworth Drive, Wakefield, WF2 7EZ

### For Sale Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

Ideally located for local schools is this two bedroom semi detached property in need of degree of refurbishment however offering great potential and benefitting from a spacious conservatory and off road parking.

The property briefly comprises entrance hall, living room, kitchen and utility. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with a set of double gates leading to the driveway and single garage. Whilst to the rear is a lawned garden incorporating paved patio area, enclosed by timber fencing and hedging.

The property is well placed to local amenities including shops and schools with several local schools within walking distance. There are main bus routes nearby to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away.

An ideal home for the professional couple or growing family looking to gain access to the property market and a viewing comes highly recommended.

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





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

### LIVING ROOM

14'1" x 14'3" [max] x 5'7" [min] [4.3m x 4.35m [max] x 1.71m [min]]

Door to the kitchen, a set of UPVC double glazed sliding doors to the conservatory, coving to the ceiling, central heating radiator and electric fireplace with laminate hearth, surround and mantle.



### CONSERVATORY

7'7" x 9'8" [2.32m x 2.97m]

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.



### KITCHEN

11'5" x 11'5" [max] x 7'2" [min] [3.5m x 3.5m [max] x 2.2m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a cooker, space and plumbing for a washing machine and central heating radiator. UPVC double glazed window to the front, UPVC double glazed frosted side door, access to the an understairs storage cupboard, coving to the ceiling and door to the utility.

### UTILITY

5'6" x 7'3" [1.69m x 2.23m]

UPVC double glazed window to the rear, space for a fridge/freezer, space for a tumble dryer and the Ideal combi boiler is housed in here.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, storage cupboard and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

9'10" x 14'3" [3.0m x 4.35m]

An opening to a storage area, UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



### BEDROOM TWO

9'10" x 11'3" [max] x 8'3" [min] [3.0m x 3.44m [max] x 2.52m [min]]

UPVC double glazed window to the rear, fitted wardrobes, central heating radiator and coving to the ceiling.



### BATHROOM/W.C.

5'4" x 7'6" [1.63m x 2.3m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. UPVC double glazed frosted windows to the side and front, central heating radiator and fully tiled.



### OUTSIDE

To the front of the property the garden is laid to lawn with mature

shrubs and surrounded by timber fencing and a set of double iron gates providing access onto a paved driveway to the single detached garage with up and over door. The rear garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



### 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.