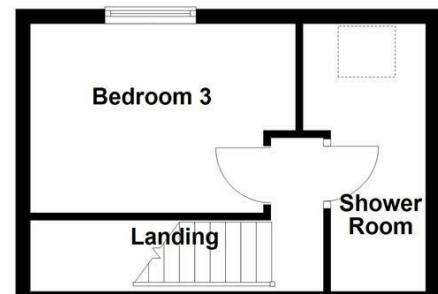


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

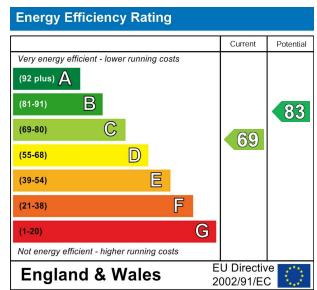
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.



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## 14 Elmwood Garth, Walton, Wakefield, WF2 6LR

**For Sale Freehold Starting Bid £145,000**

For sale by Modern Method of Auction; Starting Bid Price £166,500 plus reservation fee. Subject to an undisclosed reserve price.

In need of updating throughout however offering huge potential is this three bedroom semi detached bungalow benefitting from double glazing and gas central heating.

Fully comprising of the kitchen leading into the hallway which opens up into the inner hallway having doors leading off to the lounge, two bedrooms, shower room and conservatory. There are stairs off bedroom one to the first floor landing which in turn leads to bedroom three and the shower room. Outside to the front is a low maintenance garden with a block paved drive to the side providing off road parking and leading up to a detached garage. To the rear there is a low maintenance garden.

Situated in the popular part of Walton, the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and a vacant possession, this is an ideal home for those looking to put their own stamp on. Early viewing advised to avoid any disappointment.

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



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## ACCOMMODATION

### PORCH

UPVC double glazed entrance door into porch. UPVC double glazed window to the side, central heating radiator. UPVC double glazed door into kitchen.

### KITCHEN

12'7" x 8'11" (3.86m x 2.72m)

A range of wall and base units with worksurface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washer, space for dishwasher, space for fridge and freezer, four ring electric hob with filter hood above, touch screen integrated oven and grill. Splashback tiles on the walls, boilers housed in here. UPVC double glazed windows to the front, central heating radiator. Opens up into the hallway.

### HALLWAY

Door to lounge, door to bathroom, folding door to bedroom one and door to bedroom two.

### LOUNGE

15'1" x 11'3" (4.87m x 3.43m)

UPVC double glazed window to the front, central heating radiator. Gas fire with a stone surround and a marble half.



### DOWNSTAIRS SHOWER ROOM

6'7" x 5'4" (2.03m x 1.65m)

Frosted UPVC double glazed window to the side, part tiled walls, central heating radiator. Low flush W.C., pedestal wash basin, shower compartment with a fitted seat and mixer shower.

### BEDROOM ONE

9'5" x 11'3" [max] x 13'0" [min] (2.89m x 3.43m [max] x 3.97m [min])

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to one side, staircase leading up to first floor landing.



### CONSERVATORY

7'4" x 7'6" (2.24m x 2.31m)

Single glazed floor to ceiling windows and a sliding door to rear garden.

### BEDROOM TWO

9'3" x 8'11" (2.83m x 2.73m)

Aluminium framed double glazed patio door into conservatory, central heating radiator.

### FIRST FLOOR LANDING

Doors to bedroom three, shower room and storage cupboard.

### BEDROOM THREE

8'8" x 12'6" [max] (2.66m x 3.82m [max])

UPVC double glazed window to the front, central heating radiator, sloping roof, door to airing cupboard.



### SHOWER ROOM

12'0" x 5'2" [min] x 6'10" [max] (3.68m x 1.58m [min] x 2.10m [max])

Double glazed Velux window to the front, central heating radiator. Low flush W.C., pedestal wash basin, fully tiled shower cubicle with electric shower.



## OUTSIDE

Low maintenance garden to the front with plants and shrubs bordering. Lawned garden to the rear incorporating flagged patio area, greenhouse and timber frame outbuilding. To the side is gates access to a block paved driveway providing off street parking leading to a detached garage with up and over door.



### 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.

### 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.