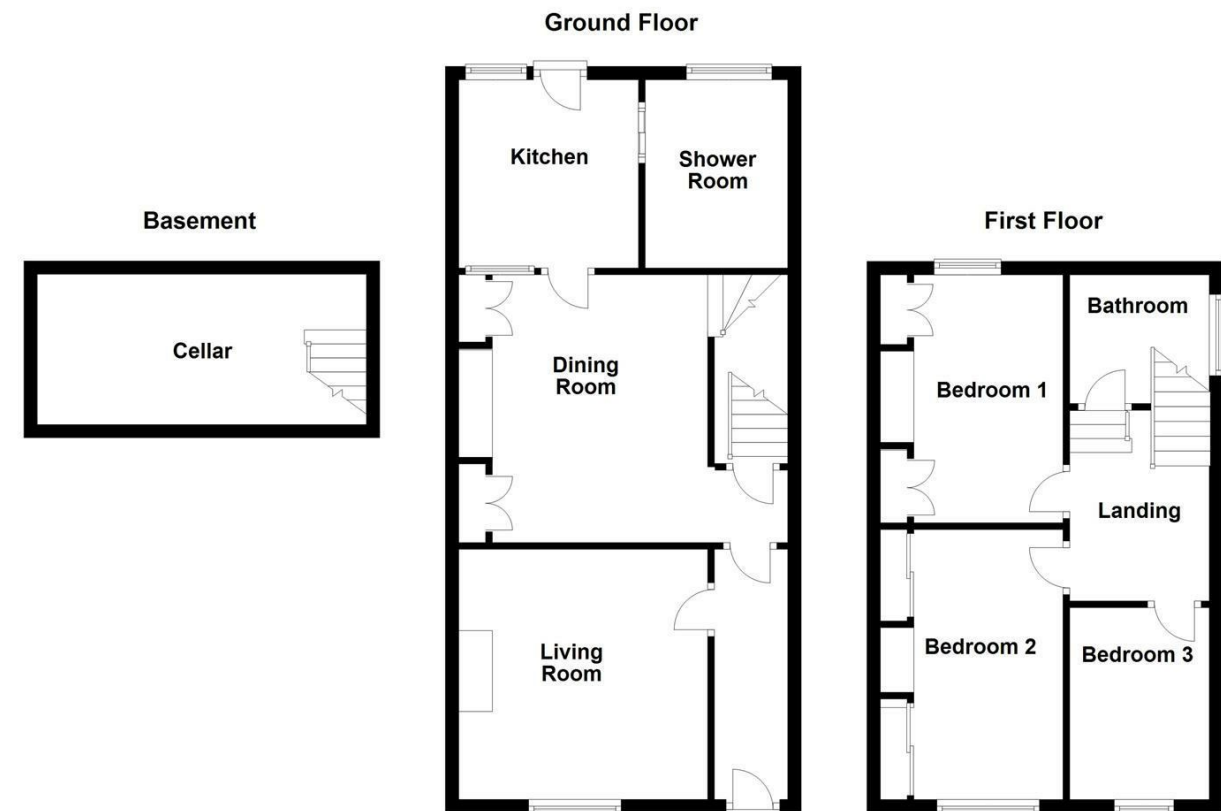


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



191 Lingwell Gate Lane, Lofthouse, Wakefield, WF3 3JR

For Sale By Modern Method Of Auction Freehold Starting Bid £165,000

For sale by Modern Method of Auction; Starting Bid Price £165,000 plus reservation fee. Subject to an undisclosed reserve price. Set in this sought after residential location, close to amenities and transport links is this deceptively spacious three bedroom end terrace property.

The accommodation briefly comprises of entrance hall, living room, spacious dining room with kitchen off and downstairs shower room. The first floor boasts three well proportioned bedrooms and the house bathroom. The property benefits from a useful cellar for storage. Externally and to the front of the property is a block paved driveway leading to a detached single garage with up and over door. There are good sized gardens to the front, side and rear with a good degree of privacy.

The property is in need of full modernisation but offers excellent scope for development.

Lofthouse itself it conveniently situated for access into Leeds and Wakefield centres and offers a good range of amenities itself.

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



ACCOMMODATION

ENTRANCE HALL
Front facing UPVC double glazed entrance hall, double central heating radiator, doors to the living room, dining room and inner hallway with stairs leading down to the useful cellar for storage.

LIVING ROOM
12'2" (max) x 12'0" (3.73m (max) x 3.67m)
Front facing UPVC double glazed window, double central heating radiator, marble fireplace with space for a gas fire inset, coving to the ceiling and carpeted flooring.

DINING ROOM
13'1" x 11'3" (4.0m x 3.44m)
Useful in built storage cupboards, central heating radiator and door through to the kitchen. Stairs to the first floor.



KITCHEN
5'7" x 8'3" (1.72m x 2.53m)
Range of wall and base units with stainless steel sink and drainer, space for a freestanding cooker, central heating radiator, timber glazed entrance door with adjacent window to the rear. Sliding door leading to the downstairs shower room.



SHOWER ROOM/W.C.
6'7" x 5'7" (2.03m x 1.71m)
Low flush w.c., pedestal wash basin, shower with main shower inset, central heating radiator, fully tiled walls, vinyl flooring and timber glazed window to rear.



FIRST FLOOR LANDING
Doors to three bedrooms and bathroom. Central heating radiator, small loft hatch to the insulated loft.

BEDROOM ONE
13'8" x 7'6" (4.17m x 2.31m)
Rear facing UPVC double glazed window, carpeted flooring, central heating radiator, useful in built storage cupboard housing the boiler and of in built wardrobes.



BEDROOM TWO
7'7" x 11'11" (2.32m x 3.65m)
Front facing UPVC double glazed window, in built wardrobes, coving to the ceiling, central heating radiator and carpeted flooring.



BEDROOM THREE
8'9" x 5'11" (2.69m x 1.82m)
Front facing UPVC double glazed window, central heating radiator and carpeted flooring.

BATHROOM/W.C.
5'6" x 6'1" (1.7m x 1.86m)
White three piece suite comprising panelled bath, low flush w.c. and pedestal wash hand basin. Fully tiled walls, carpeted flooring and side facing UPVC double glazed window.



OUTSIDE
To the front is a lawned garden and paved driveway providing off road parking with detached single garage. To the side and rear are good sized lawned gardens enjoying a good degree of privacy with good sized garden shed fitted with shelving for additional garden storage to the rear of the garage.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The hamlet of Lingwell Gate is a peaceful enclave away from the bustle of Outwood, Outwood Station and the Leeds Road, which boasts many convenient amenities only a short distance away."

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

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.