



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

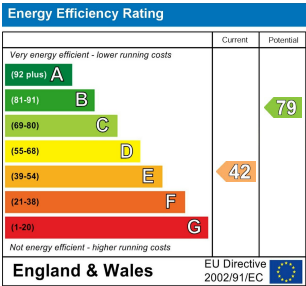


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Honeysuckle Cottage Doncaster Road, Wragby, Wakefield, WF4 1QX

For Sale By Modern Method Of Auction Freehold Starting Bid £220,000

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this two bedroom mid terrace cottage situated in the sought after village of Wragby offered for sale with no chain and vacant possession benefitting from two reception rooms, an office and larger than average rear garden.

The property briefly comprises of the sitting/dining room, office, living room and kitchen. The first floor landing leads to two bedrooms (bedroom two with dressing area) and the house bathroom/w.c. Outside to the front is a Yorkshire stone paved pathway with a planted front garden. Whilst to the rear is a larger than average garden comprising paved patio area, an attractive lawned garden with a paved pathway runs down to a brick built outhouse, greenhouse and built in water feature pond. A central paved pathway leads through a rose arch with planted gardens and rose bushes leading to a paved seating area overlooking a pleasant lawned garden.

Located in a semi rural location but close to local amenities and schools within the sought after area of Wragby, with main bus routes running to and from Pontefract and Wakefield city centre. The M62 motorway is a short drive away, perfect for those looking to travel further afield. The property is adjacent / easy walking distance to Nostell Priory and parkland.

Only a fully internal inspection will reveal all that's on offer in this quality home and an early viewing comes highly recommended.

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



ACCOMMODATION

SITTING/DINING ROOM

16'4" [max] x 13'8" [min] x 13'10" [4.99m [max] x 4.17m [min] x 4.24m]
Solid wooden front entrance door, gas fire with a stone surround, tiled hearth and interior with wooden mantle. Timber single glazed window to the front aspect, original beams and doors to the living room, kitchen and office. Double doored built in storage cupboard and staircase to the first floor landing.



OFFICE

7'6" x 7'10" [2.29m x 2.40m]
Timber double glazed window to the front aspect, exposed beams, power and light.

LIVING ROOM

11'6" x 16'3" [3.53m x 4.96m]
Original beams, timber single glazed window to the front aspect, display cabinet with glass shelving and electric fire with tiled hearth, decorative brick surround and solid wooden mantle.



KITCHEN

6'11" x 13'10" [2.12m x 4.22m]
Range of wall and base units with laminate work surface over and tiled splash back, display cabinets, space for a cooker with cooker hood, space and plumbing for a washing machine, space for a fridge/freezer, built in wine rack, 1 1/2 sink and drainer with swan neck mixer tap and space and plumbing for a slimline dishwasher. Central heating radiator, timber single glazed window and stable door to the rear garden.

FIRST FLOOR LANDING

Doors to two bedrooms and house bathroom.

BEDROOM ONE

11'6" x 17'1" [3.53m x 5.22m]
Timber double glazed window overlooking the front elevation, range of built in wardrobes, central heating radiator and fitted drawers.



BEDROOM TWO

11'3" x 14'1" [3.44m x 4.31m]
Timber double glazed window overlooking the front elevation, central heating radiator and sliding door providing access into the dressing area.



DRESSING AREA

7'7" x 8'3" [2.32m x 2.54m]
Timber double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

7'9" x 5'7" [2.37m x 1.71m]
Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal wash basin with tiled splash back. Central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front a cast iron gate provides access down a Yorkshire stone paved pathway with a planted front garden. To the rear is a paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden and planted borders, a paved pathway runs down to a brick built outhouse, greenhouse and built in water feature pond. A central paved pathway leads through a rose arch with planted gardens and rose bushes leading to a paved seating area overlooking a pleasant lawned garden. There is a further garden area to the rear with an outside w.c. that is not in working order. There is a right of way to the rear between neighbouring properties.



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.