



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



WAKEFIELD
 01924 291 294

OSSETT
 01924 266 555

HORBURY
 01924 260 022

NORMANTON
 01924 899 870

PONTEFRACT & CASTLEFORD
 01977 798 844



66 Flanshaw Road, Wakefield, WF2 9ES

For Sale By Modern Method Of Auction Freehold Starting Bid £110,000

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price.

Offered for sale with no chain and vacant possession is this three bedroom semi detached home which requires a degree of modernisation however offers great potential benefitting from two reception rooms, off road parking and enclosed front and rear gardens.

The property briefly comprises of porch, entrance hall, living room, dining room, kitchen, side porch with store room. The first floor landing leads to three bedrooms, house shower room and separate w.c. Outside to the front, the property is accessed via double timber gates leading onto a tarmac driveway providing off road parking for one vehicle and a low maintenance pebbled front garden with circular paved seating area. A timber gate provides access to the rear garden where there are three patio areas, perfect for entertaining and dining purposes, lawned garden, brick built outhouse and timber shed, enclosed by timber fencing. A timber gate provides access to the communal garage car park at the rear.

The property is within walking distance to the local amenities and schools located nearby, with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.

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



Zoopla.co.uk rightmove



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

PORCH

Solid wooden front entrance door leading into the entrance hall.

ENTRANCE HALL

Laminate flooring, staircase to the first floor landing, UPVC double glazed frosted window to the side aspect and central heating radiator. Small cupboard door providing access to the under stairs storage cupboard and doors leading to the living room and kitchen.

LIVING ROOM

12'3" x 12'7" (3.74m x 3.85m)

Laminate flooring, UPVC double glazed window overlooking the front garden, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Coving to the ceiling and central heating radiator.



KITCHEN

12'3" (max) x 10'1" (min) x 9'9" (3.74m [max] x 3.08m [min] x 2.98m)

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space for a freestanding fridge/freezer and space for a cooker. UPVC double glazed windows overlooking the side and rear aspect, timber door into the side porch with store room within and an archway providing access through to the dining room. Contemporary ladder style radiator.

SIDE PORCH

Opening into the store room.

STORE ROOM

Power and light within. Space and plumbing for a washing machine. Solid wooden door providing access to the side of the property.

DINING ROOM

8'4" x 10'3" [max] x 9'1" [min] (2.56m x 3.13m [max] x 2.79m [min])

Laminate flooring, UPVC double glazed window overlooking the rear aspect and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, laminate flooring, loft access and doors providing access to three bedrooms, house shower room and separate w.c. Three small cupboard doors providing access into the airing tank.

BEDROOM ONE

8'2" x 12'7" (2.51m x 3.84m)

UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring and fitted wardrobes to one wall with mirror glass sliding doors.



BEDROOM TWO

10'4" x 9'0" [min] x 10'3" [max] (3.15m x 2.76m [min] x 3.13m [max])

Laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation and built in double wardrobe.



BEDROOM THREE

8'11" [max] x 5'4" [min] x 7'11" (2.73m [max] x 1.65m [min] x 2.43m)

UPVC double glazed window overlooking the front elevation, central heating radiator and built in double wardrobe.

SHOWER ROOM

5'6" x 4'11" (1.70m x 1.50m)

Two piece suite comprising larger than average shower cubicle with sliding glass door and electric shower within and wash basin with mixer tap built into high gloss vanity cupboards. Fully tiled walls, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.



W.C.

Low flush w.c. fully tiled walls and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front of the property there are double timber gates providing access onto a tarmacadam driveway with low maintenance pebbled front garden with circular paved

seating area, enclosed by timber panelled surround fences. A timber gate provides access down a tarmacadam pathway leading onto two patio areas, large brick built outhouse, timber shed and lawned garden with further patio at the rear, as well as a timber gate accessing the street behind the property. Timber panelled surround fences are on all three sides making the rear garden enclosed. There is a communal garage area and potential for off road parking for one vehicle to the rear.



PLEASE NOTE

Please note the property had suffered from water damage previously which has now subsequently been rectified. Further details available upon 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 the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.