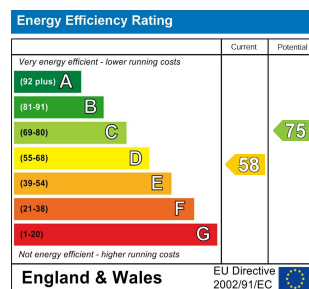


[illegible]

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.

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*

*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



PONTEFRACT & CASTLEFORD
01977 798 844



For Sale Leasehold Starting Bid £81,000

For sale by Modern Method of Auction; Starting Bid Price £81,000 plus reservation fee. Subject to an undisclosed reserve price.

Superbly appointed throughout is this spacious two double bedroom ground floor apartment benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance porch, lounge, hallway leading to the modern shower room, two double bedrooms and contemporary kitchen. Outside, a good sized low maintenance flagged garden. There is a driveway providing off street parking leading to the brick built garage.

Situated close to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

A fantastic opportunity to acquire this ready to move into ground floor apartment and an early viewing comes highly recommended.

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



ACCOMMODATION

ENTRANCE PORCH

Composite front entrance door and door into the lounge.

LOUNGE

12'6" x 13'11" [3.82m x 4.25m]

Electric fire with modern surround, UPVC double glazed window to the front, radiator, coving to the ceiling, laminate floor and door to the inner hallway.



HALLWAY

Radiator, coving to the ceiling, laminate floor, doors to cloaks storage, two bedrooms, kitchen and shower room.

BEDROOM ONE

14'0" x 9'11" [4.27m x 3.02m]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

9'4" x 10'0" [2.87m x 3.05m]

UPVC double glazed window to the rear and radiator.



SHOWER ROOM/W.C.

5'2" x 6'5" [1.60m x 1.96m]

Concealed cistern low flush w.c., vanity wash hand basin and walk in shower cubicle with mixer shower. Fully tiled walls and floor. UPVC double glazed frosted window to the rear and heated chrome towel radiator.



KITCHEN

9'4" [max] x 9'4" [2.85m [max] x 2.87m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for a washing machine, integrated oven and grill, four ring touch screen electric hob with stainless steel filter hood above. Space for a fridge/freezer, folding door to the boiler cupboard, UPVC double glazed window and composite door to the rear.



OUTSIDE

There is a good sized low maintenance flagged garden and timber framed shed. There is a driveway to the rear providing off street parking leading to the garage with up and over door.



PLEASE NOTE

There is pedestrian access to the entrance porch at the front through the neighbouring garden. The property can also be accessed from the rear entrance door leading into the kitchen.

LEASEHOLD

The remaining term of the lease is 753 years [2025]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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).

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.