



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	



19 Barleyfield Close, Wakefield, WF1 4TB

For Sale Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

A detached bungalow with three bedrooms and enjoying a cul-de-sac location, enclosed rear garden, off road parking, UPVC double glazing and gas central heating. Offered to the market with no chain, an internal viewing is highly recommended.

The accommodation fully comprises kitchen, lounge diner, inner hallway, three bedrooms and the shower room/w.c. A conservatory leads off bedroom one. Outside to the front there is off road parking, as well as a resin side driveway providing further off road parking and access to the single detached garage. The rear garden has an attractive lawn, paved patio area, green house, timber shed and wooden pergola all enclosed by panelled fencing.

The property is within walking distance to local amenities and schools nearby. There are local bus routes travelling to and from Wakefield city centre. The M1/M62 motorway networks are only a short drive away ideal for those looking to travel further afield.

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



ACCOMMODATION

KITCHEN

14'9" x 10'0" [4.51m x 3.06m]
UPVC double glazed door with window. A range of wall and base units with laminate work surface over, tiled walls, space for an American style fridge freezer, plumbing and drainage for a washing machine, integrated double oven and grill, four ring ceramic hob with cooker hood over, UPVC double glazed windows to the front and side, inset spotlights to the ceiling, sink and drainer with mixer tap, central heating radiator, laminate flooring, door into the lounge diner.



LOUNGE DINER

11'10" x 19'3" [3.63m x 5.88m]
Electric fire on a marble hearth, interior and surround. UPVC double glazed window to the side and front, coving to the ceiling, two central heating radiators, door into the inner hallway.

INNER HALLWAY

Loft access, solid wooden doors to the shower room and bedrooms. Door to cupboard.

BEDROOM ONE

10'0" x 14'2" [3.07m x 4.33m]
Ceiling fan, UPVC double glazed sliding patio doors into the conservatory, two central heating radiators.



BEDROOM TWO

9'5" x 11'10" [2.88m x 3.63m]
UPVC double glazed window into the conservatory and a stable door leading into the conservatory. Central heating radiator and ceiling fan.



BEDROOM THREE

10'0" x 7'7" [3.07m x 2.32m]
UPVC double glazed window to the side, laminate flooring, central heating radiator.

SHOWER ROOM/W.C.

7'10" x 8'3" max x 5'5" min [2.39m x 2.54m max x 1.66m min]
Low flush w.c., wash basin with chrome mixer tap and vanity unit below, larger than average shower cubicle with bi-folding door and mixer shower. Fully tiled walls and floor. Central heating radiator, coving to the ceiling, extractor fan, inset spotlights to the ceiling, UPVC double glazed frosted window to the side. Door into the storage cupboard.



CONSERVATORY

8'9" x 19'5" [2.68m x 5.93m]
UPVC double glazed window to three sides, UPVC double glazed French doors leading to the rear garden, laminate flooring, power.



OUTSIDE

To the front of the property there is a paved parking space and a resin driveway leading down the side providing off road parking and leads to a single attached garage with manual up and over door, power and light. A resin pathway leads to a cast iron gate providing access into the rear garden. Water point connection and outside light. The rear of the property has a paved patio area, greenhouse with timber pergola and patio area. Attractive lawn with paved pathway, large timber shed, timber panelled fence surrounds.



COUNCIL TAX BAND

The council tax band for this property is D.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.