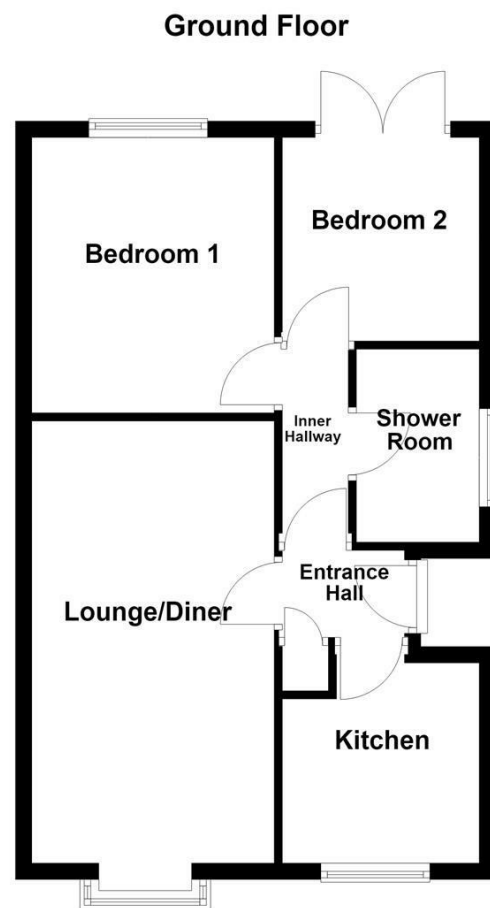


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Keats Grove, Stanley, Wakefield, WF3 4PY

For Sale 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.

In need of full renovation yet offering excellent potential is this two bedroom semi detached bungalow, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, kitchen, spacious living/dining room, inner hallway, two bedrooms and a shower room. Externally, the property has a lawned garden to the front, together with gated access to a driveway providing off road parking and leading to a detached garage. To the rear is an enclosed lawned garden.

The property is well placed for local amenities, including shops and schools, while also offering good access to the motorway network for those looking to commute further afield.

Offered for sale with no onward chain and available by auction, this property presents an ideal opportunity for buyers looking to undertake a renovation project and create a home to their own specification. An early viewing is highly recommended.

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



ACCOMMODATION

ENTRANCE HALL

A side entrance door leads into the entrance hall, with loft access, a useful storage cupboard, central heating radiator and doors providing access to the kitchen, living/dining room and inner hallway.

KITCHEN

8'9" x 7'11" [2.67m x 2.42m]

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is space for a cooker and fridge freezer, tiled splashbacks and a UPVC double glazed window overlooking the front aspect.

LIVING/DINING ROOM

9'9" x 19'1" [2.98m x 5.82m]

Featuring a walk-in bay window with UPVC double glazing to the front, central heating radiator and a gas fire set on a marble hearth with matching interior and wooden surround.



INNER HALLWAY

Providing access to two bedrooms and the shower room.

BEDROOM ONE

11'1" x 9'9" [3.40m x 2.98m]

With a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BEDROOM TWO

8'0" x 8'1" [2.46m x 2.48m]

Featuring UPVC double glazed French doors leading out to the rear garden, a central heating radiator and wall mounted storage cupboards.



SHOWER ROOM

7'10" x 5'0" [2.39m x 1.53m]

Fitted with a three piece suite comprising a low flush WC, pedestal wash basin and double shower cubicle with electric shower. There are partially tiled walls, a central heating radiator and a frosted UPVC double glazed window to the side.



OUTSIDE

To the front is a lawned garden, with gated access to a

driveway at the side providing off road parking and leading to a detached sectional concrete garage with an up-and-over door. To the rear is an enclosed garden with a timber shed.



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.

COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.