

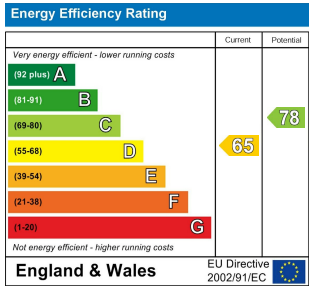


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



6 Church View, Wakefield, WF1 5AL

For Sale Freehold By Auction £85,500

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated close to Wakefield city centre is this two bedroom mid terrace property benefitting from an enclosed rear garden.

The property briefly comprises of the kitchen with access down to the cellar and lounge. The first floor landing leads to two bedrooms and family bathroom. Externally there is a flagged enclosed garden area to the rear and on street parking to the front.

The property is conveniently positioned within walking distance of Sandal & Agbrigg railway station, reputable schools and local amenities. The nearby Wakefield city centre provides a wider range of services, while excellent motorway links make this an ideal base for commuters.

Offered for sale with no chain and vacant possession, this property would make an ideal first time home or investment.

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



ACCOMMODATION

KITCHEN

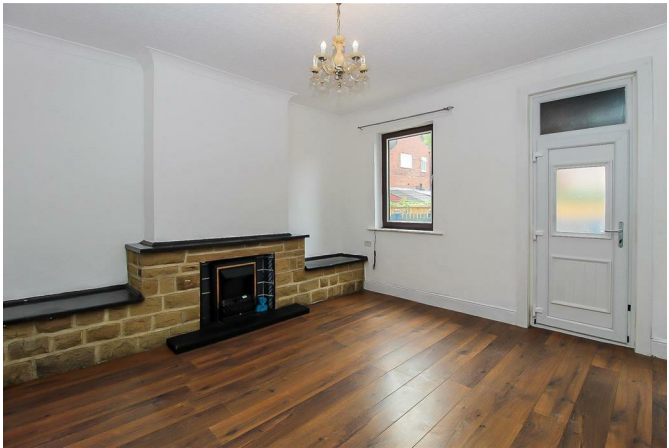
8'2" x 8'0" [2.49m x 2.45m]

Front entrance door. Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, integrated oven with electric hob and cooker hood. Space for a fridge/freezer, space for a washing machine, central heating radiator, UPVC double glazed window to the front and built in storage cupboard which leads down to the storage cellar. Door through to the lounge.

LOUNGE

14'1" x 14'0" [4.31m x 4.27m]

Laminate flooring, central heating radiator, feature gas fireplace with brick surround, UPVC double glazed window and door to the rear.



FIRST FLOOR LANDING

Doors to two bedrooms and family bathroom.

BEDROOM ONE

14'1" x 11'6" [4.31m x 3.52m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'2" x 6'1" [3.12m x 1.87m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

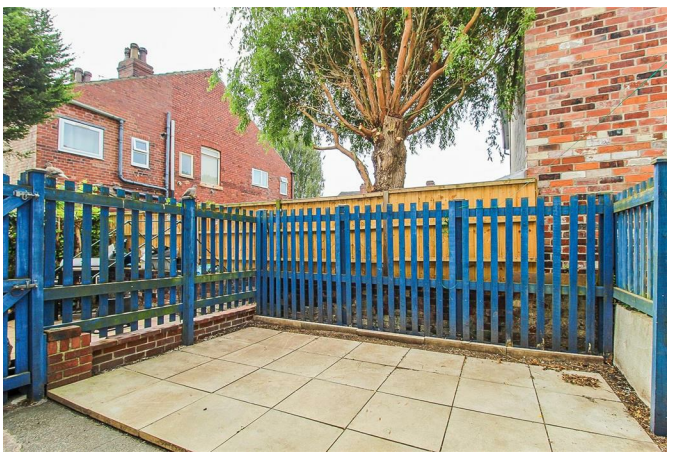
4'4" [max] x 7'6" [1.33m [max] x 2.29m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the front elevation and central heating radiator.



OUTSIDE

To the front of the property is on street parking. To the rear is a flagged enclosed garden area.



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 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.