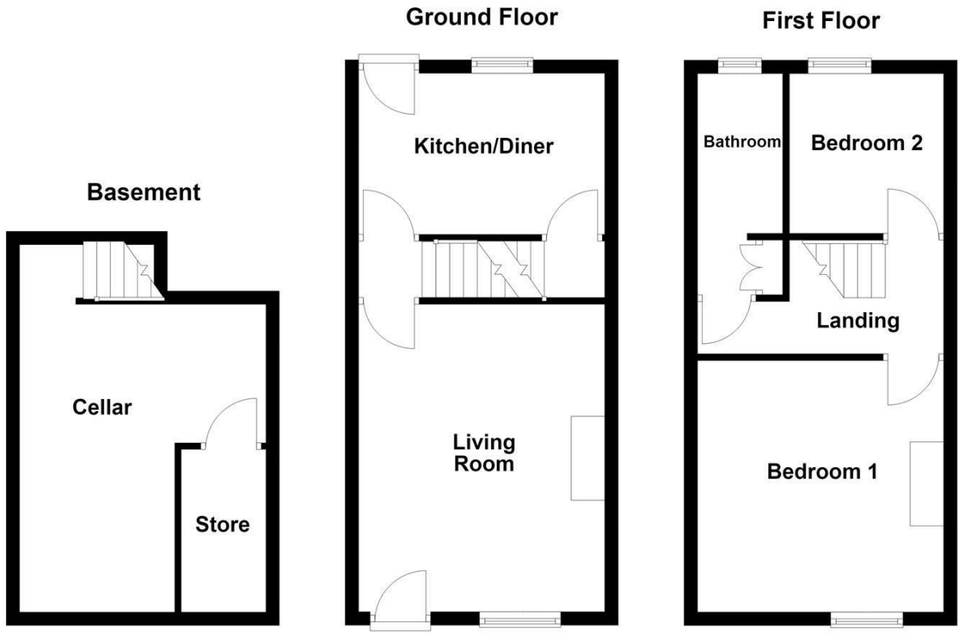
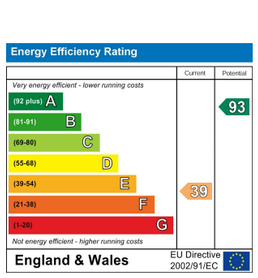




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11 Clement Street, Wakefield, WF2 9BA

For Sale Freehold Starting Bid £100,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated just outside Wakefield city centre is this superbly presented two bedroom mid terrace home, offering well proportioned accommodation throughout, two generous bedrooms and an enclosed rear garden, making it an ideal purchase for first time buyers, professional couples, small families or investors alike.

The accommodation briefly comprises a welcoming living room leading through to an inner hallway with staircase to the first floor and access to the kitchen diner. The kitchen diner provides access to the cellar and also opens onto the rear garden. To the first floor, the landing provides access to the loft space, two well proportioned bedrooms and the family bathroom. Externally, on street parking is available to the front. To the rear is a low maintenance enclosed garden incorporating paved patio areas, ideal for outdoor dining and entertaining, together with a useful brick built outbuilding/WC. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

The property is conveniently positioned for a wide range of local amenities, with shops, schools and Wakefield city centre all within easy reach. Regular bus services operate nearby, whilst Wakefield benefits from two railway stations providing direct links to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

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



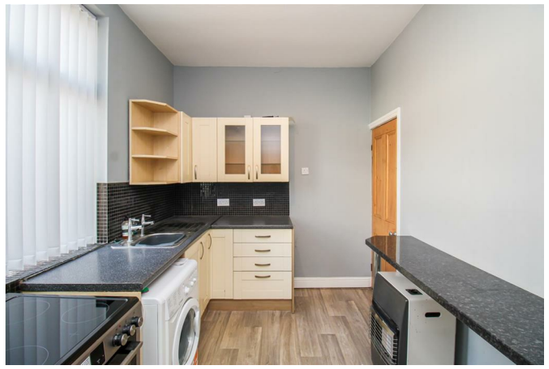
ACCOMMODATION

LIVING ROOM
14'11" x 12'0" (4.57m x 3.67m)
A frosted UPVC double glazed entrance door providing access, a UPVC double glazed window to the front, central heating radiator and a door leading through to the inner hallway. A feature fireplace with a stone hearth and exposed brick surround and chimney breast.



INNER HALLWAY
A staircase providing access to the first floor landing, a central heating radiator and a door leading through to the kitchen diner.

KITCHEN/DINER
Fitted with a range of wall and base units with laminate work surfaces over, together with a breakfast bar with matching work surface, a stainless steel sink and drainer, tiled splashbacks, space and plumbing for a washing machine, space for an electric cooker and space for a freestanding fridge freezer. A central heating radiator, a UPVC double glazed window to the rear, a frosted UPVC double glazed door providing access to the rear garden and access down to the cellar.





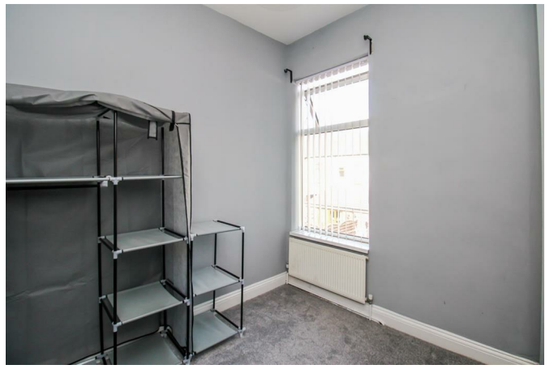
CELLAR
15'1" x 12'5" (4.60m x 3.80m)
Featuring a cold slab, access to a useful store, gas and electric meters and lighting.

FIRST FLOOR LANDING
Providing access to the loft, two bedrooms and the house bathroom.

BEDROOM ONE
12'0" x 12'0" (3.68m x 3.66m)
A UPVC double glazed window to the front and a central heating radiator.



BEDROOM TWO
7'6" x 8'1" (2.30m x 2.47m)
A UPVC double glazed window overlooking the rear and a central heating radiator.



BATHROOM/W.C.
11'3" x 4'1" (3.43m x 1.25m)
Three piece suite comprising a low flush W.C., ceramic wash basin with mixer tap and a panelled bath with mixer tap and mains fed shower attachment. A fitted storage cupboard, chrome ladder style central heating radiator, frosted UPVC double glazed window to the rear and ceiling spotlights.



OUTSIDE
To the front, the property benefits from on street parking. The rear garden is low maintenance and mainly pebbled, incorporating paved patio areas ideal for outdoor dining and entertaining. There is also access to a brick built outside W.C. The garden is fully enclosed by timber fencing, making it suitable for families with children or pets.



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 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.