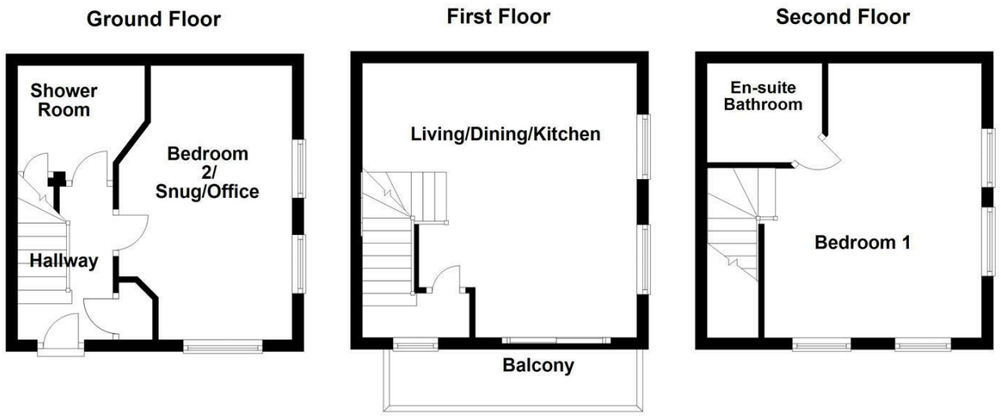
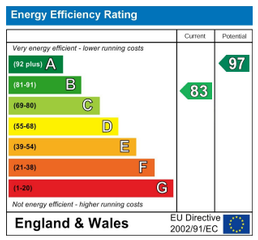




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

14 Finchdale Close, Wakefield, WF1 2GB

For Sale Freehold Starting Bid £150,000

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated close to Wakefield city centre is this well presented two bedroom, three storey townhouse, benefitting from two bathrooms and an allocated parking space.

The accommodation is arranged over three floors and briefly comprises to the ground floor a versatile bedroom or study along with a modern shower room. To the first floor, there is an open plan living kitchen with access to a balcony, creating a bright and sociable living space. The second floor hosts the principal bedroom, complete with en suite bathroom. Externally, the property benefits from communal lawned areas and its own allocated parking space.

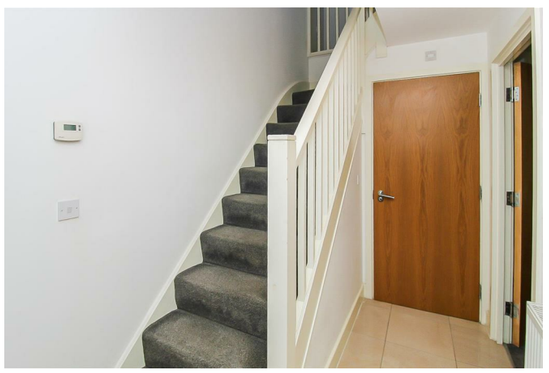
Ideally located within walking distance of Wakefield city centre, the property is well placed for a wide range of shops, amenities and facilities. Wakefield Westgate train station is also nearby, offering excellent links for commuters.

This property would make an ideal first time purchase or suit a young professional. An early viewing is highly recommended.

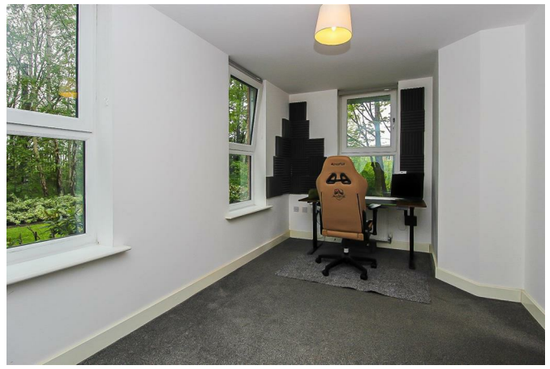
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the ground floor with tiled flooring, central heating radiator, staircase to the first floor landing and built-in storage cupboard. Access to the downstairs bedroom and shower room.



BEDROOM TWO/SNUG/OFFICE
15'5" x 8'11" (4.72m x 2.73m)
UPVC double glazed windows to the front and side elevations, central heating radiator and carpeted flooring.



SHOWER ROOM/W.C.
7'6" x 4'3" (2.30m x 1.30m)
Fitted with a three piece suite comprising corner shower cubicle with sliding door and wall mounted shower, wash basin with mixer tap and low flush W.C. Fully tiled with central heating radiator and understairs storage cupboard with plumbing.

FIRST FLOOR LIVING/DINING/KITCHEN
Open plan kitchen and living space with UPVC double glazed windows to the side and sliding doors to the front balcony. Fitted kitchen with wall and base units, integrated induction hob, oven and grill, stainless steel splashback and extractor hood, stainless steel sink and drainer with mixer tap and integrated fridge freezer. Staircase leading to the second floor.

SECOND FLOOR LANDING
UPVC double glazed window to the front elevation, central heating radiator and staircase leading to the main bedroom.

BEDROOM ONE
15'4" x 12'6" (4.68m x 3.83m)
UPVC double glazed windows to the front and side elevations, central heating radiator and carpeted flooring. Door leading to the en suite bathroom.

EN SUITE BATHROOM/W.C.
6'6" x 5'7" (2.00m x 1.72m)
Fitted with a three piece suite comprising panelled bath, wash basin with mixer tap and low flush W.C. Fully tiled with central heating radiator.

OUTSIDE
The property benefits from communal gardens and allocated parking space.

COUNCIL TAX BAND
The council tax band for this property is B.

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.