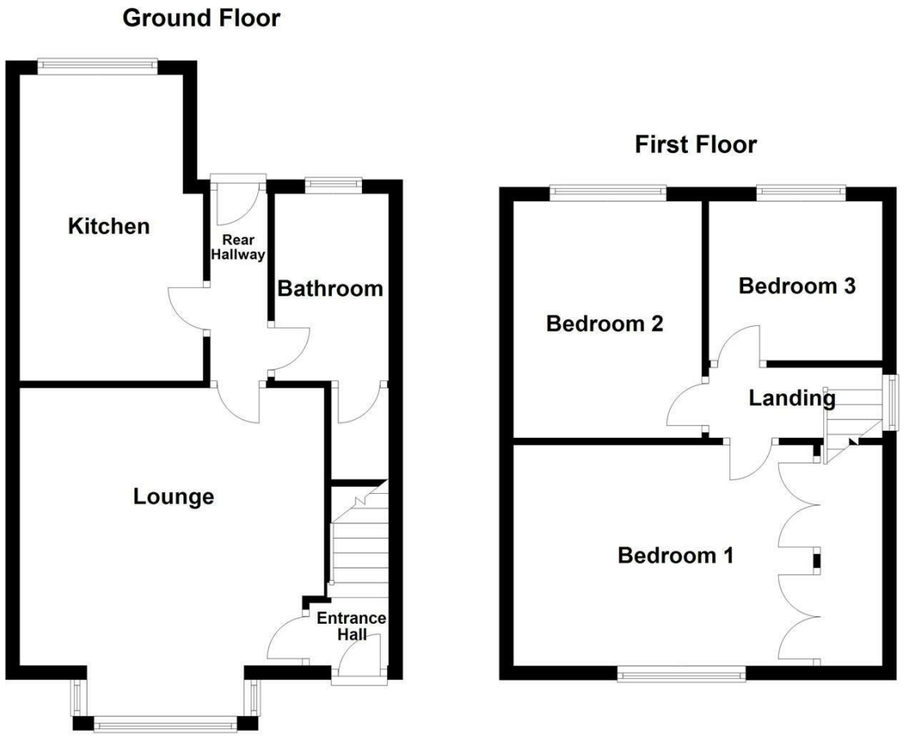
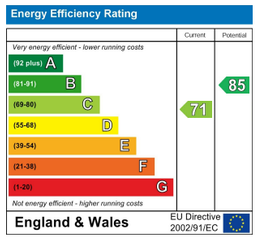




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

228 Bradford Road, Tingley, Wakefield, WF3 1RX

For Sale By Modern Method Of Auction 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.

Set back from the main roadside is this spacious three bedroom semi detached home benefitting from a good sized garden to the front and rear.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge, rear hallway, extended kitchen and bathroom/w.c. Stairs to the first floor lead to three well proportioned bedrooms. Outside, lawned garden to the front and garden to the rear incorporating flagged patio area.

Situated in the popular part of Tingley, the property is well placed to local amenities including shops and good schools with local bus routes nearby. There is good access to the motorway network, perfect for those looking to travel further afield.

Offered for sale with no chain involved, an ideal home for the first time buyer, couple or gamily looking to gain access onto the property market. A viewing comes highly recommended.

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

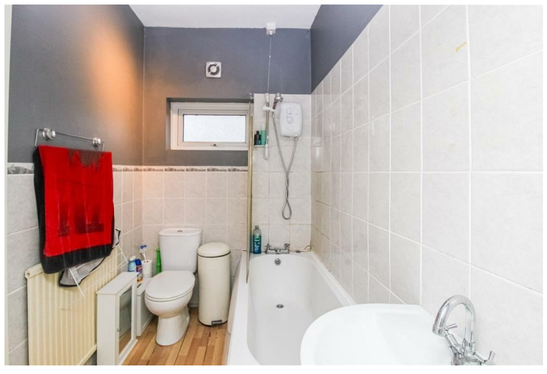
ACCOMMODATION

ENTRANCE HALL
UPVC entrance door, radiator, stairs to the first floor landing and door leading through to the lounge.

LOUNGE
13'10" x 14'0" (4.22m x 4.29m)
UPVC double glazed walk in bay window to the front, radiator, door to the rear hallway and gas fire with marble back, hearth and wood surround.

HALLWAY
UPVC door to the rear, laminate floor and doors to the kitchen and bathroom.

BATHROOM/W.C.
5'4" x 7'7" (1.64m x 2.32m)
Three piece suite comprising low flush w.c., panelled bath with electric shower over and pedestal wash basin. Part tiled walls, UPVC double glazed frosted window to the rear, radiator and laminate floor. Door to understairs storage cupboard housing the boiler.



KITCHEN
14'10" x 8'6" (max) x 7'4" (min) (4.53m x 2.61m (max) x 2.24m (min))
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, space for a cooker and space for an American style fridge/freezer. Radiator, laminate floor and UPVC double glazed window to the rear.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access and doors to three bedrooms.

BEDROOM ONE
12'3" x 8'11" (3.75m x 2.73m)
Bespoke fitted wardrobes to one side of the wall, UPVC double glazed window to the front and radiator.

BEDROOM TWO
10'10" x 8'6" (3.32m x 2.61m)
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
8'7" x 7'10" (2.63m x 2.40m)
UPVC double glazed window to the rear and radiator.

OUTSIDE
Lawned garden to the front and garden to the rear incorporating flagged patio area.

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.