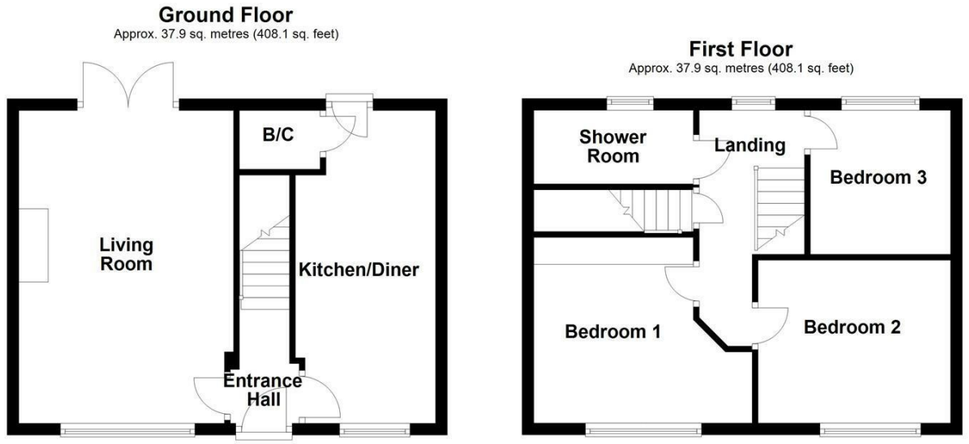


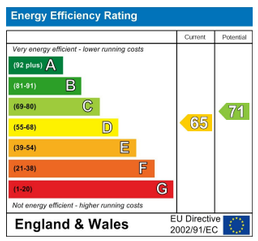
Total area: approx. 88.5 sq. metres (952.9 sq. feet)

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

6 Marion Grove, Wakefield, WF2 0BL

For Sale By Modern Method Of Auction Freehold Starting Bid £200,000

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price.

Having been renovated throughout to include brand new fitted kitchen, shower room, decor and flooring is this well presented three bedroom semi detached home, benefitting from ample off road parking, a larger than average landscaped rear garden and a versatile occasional loft room.

The accommodation briefly comprises an entrance hall with doors leading to a spacious living room, featuring a fireplace, dual aspect windows and French doors opening onto the rear garden. There is also a modern fitted kitchen diner, incorporating a range of units and a useful boiler cupboard providing additional storage. To the first floor, the landing provides access to three well proportioned bedrooms, with bedroom one benefitting from fitted wardrobes, along with a contemporary three piece shower room. A further staircase leads to the occasional loft room, which is fully plastered, boarded and carpeted, with radiator, power, lighting and a Velux window, offering useful additional space. Externally, the property benefits from a large block paved driveway to the front providing ample off road parking for two-three cars side by side. A timber gate leads down the side of the property to the enclosed rear garden, which features a spacious paved patio area ideal for outdoor dining, a generous lawn and a tiered patio section, along with a large timber shed. The garden is fully enclosed and offers potential for extension, subject to the usual planning consents.

The property is ideally located close to a range of local amenities and well regarded schools, with regular bus routes to Wakefield city centre. The M1 motorway is also only a short distance away, making it ideal for commuters.

Offered for sale with no chain and vacant possession, only a full internal inspection will fully appreciate the space, versatility and potential this home has to offer. An early viewing is highly recommended.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with central heating radiator and staircase to the first floor, with doors through to the living room and kitchen diner.

LIVING ROOM
11'5" (min) x 12'0" (max) x 17'6" (3.50m (min) x 3.66m (max) x 5.34m)
UPVC double glazed French doors to the rear garden and a UPVC double glazed window to the front. Gas fire with decorative hearth and wooden surround (currently not in used), along with two central heating radiators.

KITCHEN/DINER
7'3" (min) x 7'8" (max) x 17'5" (2.21m (min) x 2.36m (max) x 5.33m)
Fitted with a range of wall and base units with laminate work surfaces and splashbacks, stainless steel sink and drainer with mixer tap, freestanding oven and grill with four ring gas hob and extractor hood. Space for a large fridge freezer, plumbing for a washing machine and dishwasher, UPVC double glazed window to the front and UPVC door to the rear garden. Door to boiler cupboard housing the combi boiler.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, doors to three bedrooms and the shower room, with a further staircase leading to the occasional loft room.

BEDROOM ONE
8'7" (min) x 11'10" (max) x 9'11" (2.64m (min) x 3.63m (max) x 3.03m)
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.

BEDROOM TWO
11'3" x 8'10" (3.44m x 2.70m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
7'8" x 8'1" (2.35m x 2.48m)
UPVC double glazed window to the rear and central heating radiator.

SHOWER ROOM/W.C.
8'7" x 4'1" (2.62m x 1.27m)
Fitted with a three piece suite comprising low flush W.C., wash basin with mixer tap set within vanity unit and shower cubicle with glass screen and rainfall shower. Chrome towel radiator, spotlights and frosted UPVC double glazed window.

LOFT ROOM
17'11" x 7'8" (5.48m x 2.35m)
Accessed via staircase, fully plastered and carpeted with power, lighting and Velux style window, with additional storage within the eaves. Versatile space that be used as an office, kids playroom, hobby room or for storage.

OUTSIDE
To the front is a block paved double driveway providing off road parking, with timber fencing and gated access to the rear. The rear garden enjoys a south west aspect and offers a paved patio, lawned garden and further paved seating areas leading to a large timber shed. Fully enclosed and ideal for outdoor entertaining.

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.