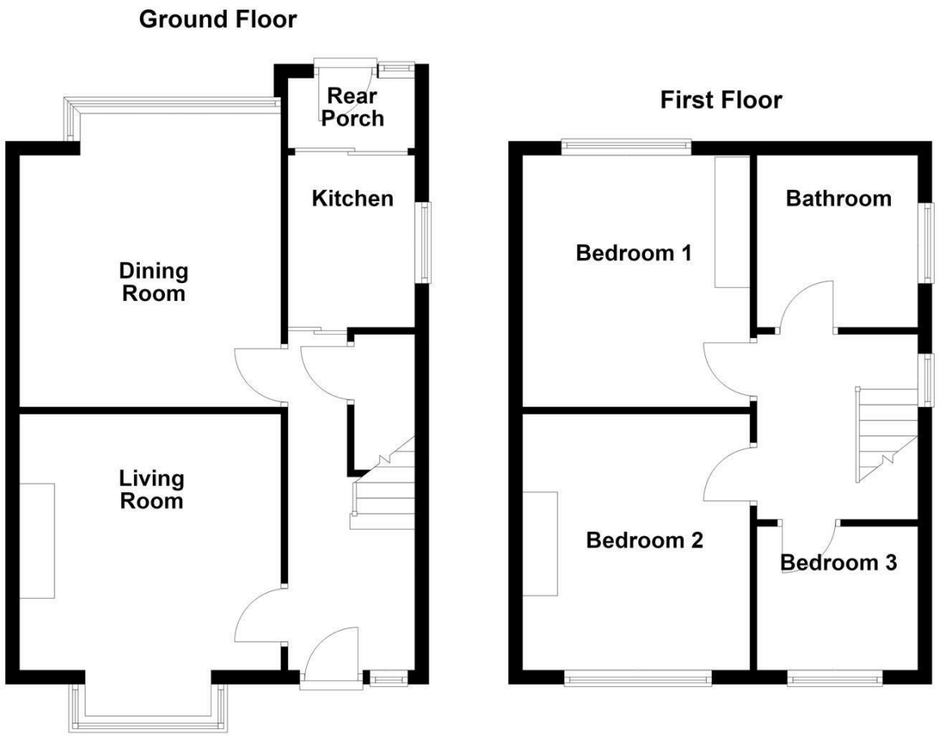
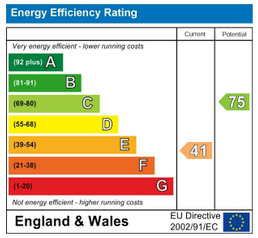




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



39 Cliff Park Avenue, Wakefield, WF1 2DW

For Sale By Modern Method Of Auction Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in a popular residential location is this three bedroom semi detached home, offering well proportioned accommodation together with driveway parking, a detached garage and a generous enclosed rear garden.

The accommodation briefly comprises an entrance hall with useful understairs storage, a living room with bay window, separate dining room with further bay window and a fitted kitchen leading through into the rear porch. To the first floor are three bedrooms and the house bathroom, with a feature stained glass window adding character to the landing. Externally, to the front is a low maintenance paved garden with driveway parking leading to the garage. To the rear is a generous enclosed garden, mainly laid to lawn with mature shrubs and trees together with a paved patio seating area.

The property offers excellent potential for a range of buyers and would make an ideal family home for those looking to put their own stamp on a well proportioned property.

Only a full internal inspection will truly reveal the space 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
Timber glazed front entrance door with adjacent double glazed window leading into the entrance hall. Carpeted staircase providing access to the first floor landing, wall mounted electric heater and doors leading to the living room, dining room and kitchen. Useful understairs storage cupboard with window to the side.

LIVING ROOM
14'4" x 12'2" (4.37m x 3.71m)
Front facing UPVC double glazed bay window. Carpeted flooring, coving to the ceiling and wall mounted electric fire.



DINING ROOM
11'8" x 10'5" (3.56m x 3.18m)
Rear facing UPVC double glazed bay window with built-in window seating. Carpeted flooring, coving to the ceiling and dado rail. Feature fireplace with electric fire.



KITCHEN
8'9" x 6'5" (2.68m x 1.96m)
Side facing UPVC double glazed window. Fitted with a range of wall and base units incorporating a one and a half bowl stainless steel sink and drainer with chrome mixer tap. Space for a freestanding cooker and space for under-counter appliances. Tiled walls, vinyl flooring and strip lighting to the ceiling. Sliding door leading through into the rear porch.

REAR PORCH
Rear facing timber glazed entrance door providing access to the garden together with a timber glazed window. Useful built-in units and shelving, tiled walls and vinyl flooring.

FIRST FLOOR LANDING
Side facing single glazed stained glass feature window. Carpeted flooring and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
11'8" x 11'7" (3.57m x 3.54m)
Rear facing UPVC double glazed window. Carpeted flooring, coving to the ceiling and picture rail. Blocked-up feature fireplace.



BEDROOM TWO
12'1" x 12'0" (3.70m x 3.68m)
Front facing UPVC double glazed window. Carpeted flooring, coving to the ceiling and picture rail. Feature tiled fireplace, currently blocked up.



BEDROOM THREE
6'9" x 6'0" (2.06m x 1.85m)
Front facing UPVC double glazed window. Carpeted flooring and loft access hatch.

BATHROOM/W.C.
Side facing obscured UPVC double glazed window. Fitted with a three piece suite comprising corner bath with electric shower over, vanity wash basin with built-in storage and low flush W.C. Carpeted flooring, tiled walls and extractor fan.



OUTSIDE
To the front is a low maintenance paved garden with hedge and fenced boundaries. A driveway to the side provides off street parking and leads to a single garage. A gate from the driveway leads into a good sized enclosed rear garden with fenced boundaries. The garden is predominantly laid to lawn with a range of mature shrubs and trees together with a paved patio seating area.



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

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.