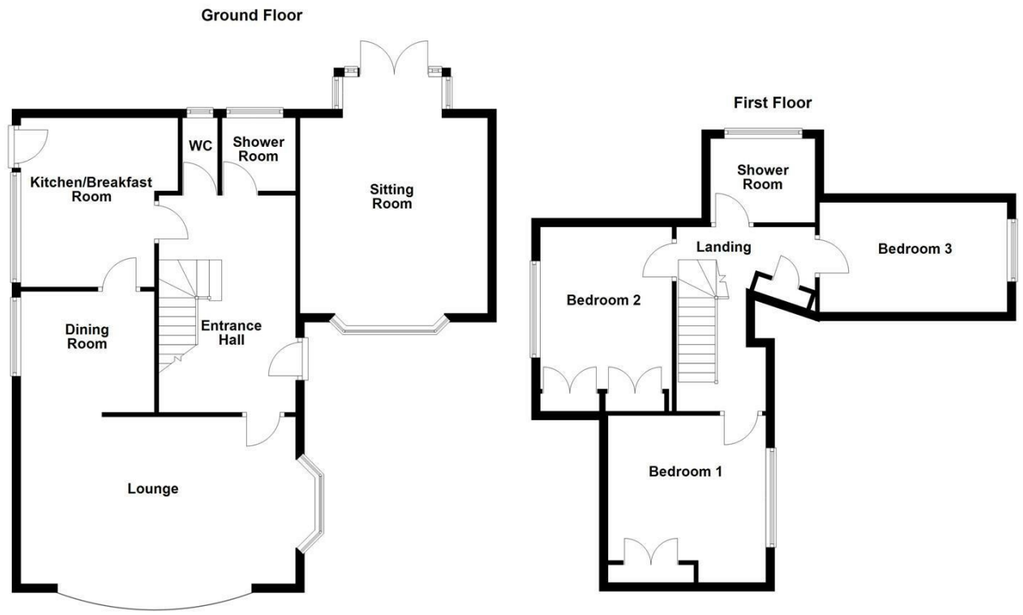
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



24 Belgravia Road, St Johns, Wakefield, WF1 3JP

For Sale By Modern Method Of Auction Freehold Starting Bid £405,000

For sale by Modern Method of Auction; Starting Bid Price £405,000 plus reservation fee. Subject to an undisclosed reserve price.

Occupying a generous and enviable plot, this well proportioned three bedroom detached residence boasts a detached double garage and beautifully maintained gardens to both the front and rear.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, formal dining room, kitchen, additional sitting room, ground floor shower room, and a separate w.c. To the first floor, a central landing provides access to three well sized bedrooms and a further shower room. Externally, the property enjoys attractive lawned gardens to the front, divided by a flagged pathway with steps leading to the main entrance. The gardens continue around the side of the property, opening up to a private patio area at the rear, ideal for outdoor relaxation and entertaining. A detached double garage is located to the rear, offering secure off-street parking for one to two vehicles.

Located in the highly regarded area of St Johns, the property is conveniently positioned within walking distance of Wakefield town centre and a range of local amenities, including well-regarded schools and shops. The area benefits from excellent transport links, with easy access to the motorway network and Westgate Train Station, perfect for commuters.

Offered to the market with no onward chain and vacant possession, this is an excellent opportunity to acquire a desirable family home in a sought after location. An early viewing is strongly advised to avoid disappointment.

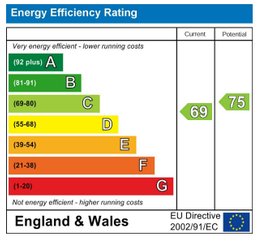
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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.

ACCOMMODATION

ENTRANCE HALL
20'7" x 12'3"
Composite side entrance door, two central heating radiators, stairs to the first floor landing and doors to the lounge, sitting room, kitchen, downstairs shower room and w.c.

LOUNGE
20'7" x 12'3" (6.28m x 3.75m)
UPVC double glazed bay window to the side with further window to the front, two central heating radiators and feature fireplace with wood surround. An opening through to the dining room.

DINING ROOM
9'11" x 8'11" (3.03m x 2.74m)
UPVC double glazed window to the side, central heating radiator and door through to the kitchen.

KITCHEN
12'6" x 11'7" (3.83m x 3.55m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated double oven, integrated electric hob with cooker hood. Integrated fridge/freezer, space for a washing machine, tiled floor, wood framed double glazed window to the side and central heating radiator.

SITTING ROOM
13'11" x 14'7" (4.26m x 4.45m)
UPVC double glazed window to the front elevation, wood framed double doors with window panels to the rear garden, feature fireplace with wood surround and central heating radiator.

SHOWER ROOM
5'5" x 5'5" (1.66m x 1.66m)
Walk in shower cubicle with wall mounted shower and separate hand held shower attachment and vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation and white ladder style radiator.

W.C.
5'4" x 2'6" (1.65m x 0.78m)
UPVC double glazed frosted window to the rear, low flush w.c. and spotlight.

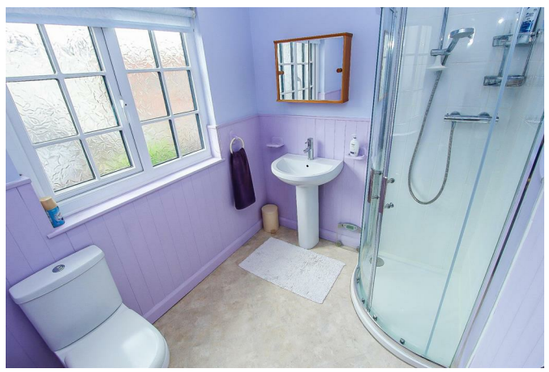
FIRST FLOOR LANDING
UPVC double glazed window to the side and doors to three bedrooms and shower room.

BEDROOM ONE
11'9" x 12'4" (3.59m x 3.76m)
UPVC double glazed window to the side elevation, central heating radiator, fitted wardrobes and drawers.

BEDROOM TWO
13'8" x 10'0" (4.17m x 3.06m)
UPVC double glazed window to the side elevation, central heating radiator, built in wardrobes and drawer units.

BEDROOM THREE
10'8" x 8'1" (3.26m x 2.47m)
UPVC double glazed window to the side elevation and central heating radiator.

SHOWER ROOM/W.C.
7'7" x 6'1" (2.33m x 1.86m)
Three piece suite comprising shower cubicle with wall mounted shower, low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the rear, ladder style radiator and spotlights.



OUTSIDE
To the front of the property steps lead up to an entrance door with flagged pathway and lawned gardens to either side surrounded by shrubbery borders. There is a further side lawned garden leading to a flagged patio seating area surrounded by brick wall and fence. There is a double garage accessed from rear with up and over door.

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

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.