



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



11 Elder Grove, Wakefield, WF2 9AS

For Sale By Modern Method Of Auction Freehold Starting Bid £75,000

For sale by Modern Method of Auction; Starting Bid Price £75,000 plus reservation fee. Subject to an undisclosed reserve price.

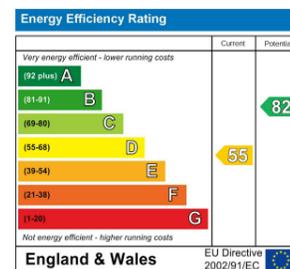
A spacious two bedroom mid terrace property requiring a programme of refurbishment and renovation, yet offering excellent potential for improvement and benefitting from an enclosed rear yard.

The accommodation briefly comprises a living room, inner hallway, kitchen, utility room and a ground floor shower room. To the first floor, the landing provides access to two well proportioned bedrooms. Externally, the property enjoys a low maintenance enclosed rear yard.

Ideally located just a short distance from Wakefield city centre, the property is well placed for a wide range of local amenities, shops and excellent transport links, including Wakefield Westgate railway station.

An internal inspection is essential to fully appreciate the potential on offer, and early viewing is highly recommended.

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

LIVING ROOM

UPVC double glazed front entrance door which opens directly into the living room with a UPVC double glazed frosted window above the door, along with a UPVC double glazed window to the front elevation. A gas fire set on a tiled hearth with tiled insert and decorative surround, coving to the ceiling, and a door providing access into the inner hallway.

INNER HALLWAY

Staircase with handrail leading to the first floor and also provides access into the kitchen at the rear.

KITCHEN

8'1" x 12'2" [2.47m x 3.72m]

Fitted with a range of wall and base units with laminate work surfaces over, a stainless steel sink with mixer tap, a freestanding cooker, space for a large freestanding fridge freezer and space for a washing machine. A UPVC double glazed door leads out to the rear yard, with a UPVC double glazed frosted window above and an additional

UPVC double glazed window overlooking the same aspect. A door providing access to the understairs storage cupboard with fixed shelving, along with a further door into the utility room.



UTILITY

2'7" x 4'11" [0.80m x 1.52m]

Plumbing and drainage for a washing machine and has a UPVC double glazed window to the side elevation. A door leads through to the downstairs shower room.

SHOWER ROOM/W.C.

6'4" x 5'1" [1.94m x 1.55m]

A three piece suite including a pedestal wash basin with twin taps, low flush w.c., and an enclosed shower cubicle with folding glass door and mixer shower. A UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

Provides access to two bedrooms.

BEDROOM ONE

14'4" x 12'2" [4.38m x 3.71m]

A UPVC double glazed window overlooking the front elevation and a door providing access to a single built-in wardrobe.



BEDROOM TWO

12'2" x 8'0" [3.73m x 2.46m]

A UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property, on street parking is

available. Externally to the rear, there is a low maintenance paved yard with partial timber fencing and solid brick boundary walls, along with a timber gate providing access to the street behind.



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.