



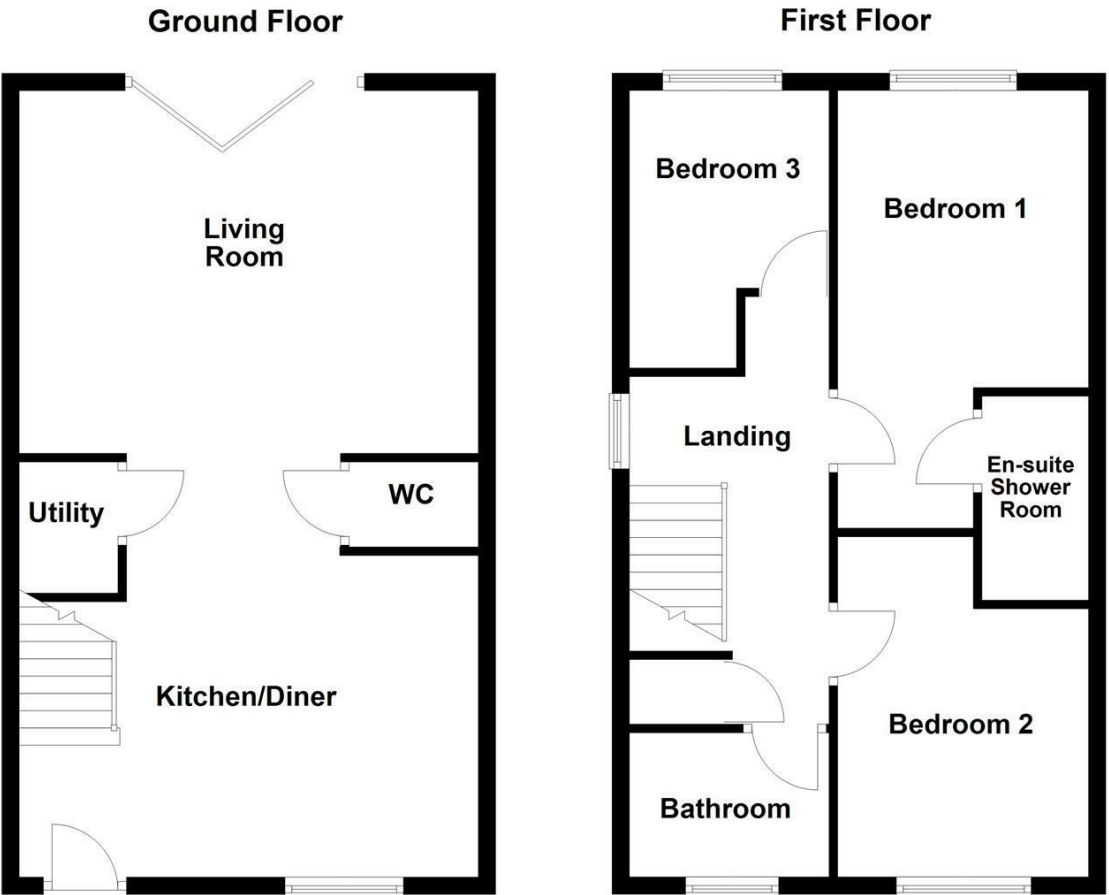
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

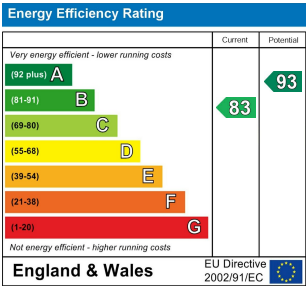


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



100 Little Wood Crescent, Wakefield, WF1 5FJ

For Sale 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.

This deceptively spacious three bedroom detached home is superbly presented throughout. The property benefits from double glazing, gas central heating, well planned accommodation and CASH BUYERS ONLY.

The ground floor comprises a modern open plan kitchen, dining, and living area, along with a downstairs W.C. and useful storage space. On the first floor, there are three bedrooms, two of which are doubles. The primary bedroom features an en suite shower room, in addition to the main family bathroom. Externally, the property offers a lawned garden to the front, a tarmac driveway to the side providing off road parking, and a rear garden with a lawn and flagged patio—ideal for outdoor entertaining.

The home is conveniently situated close to local amenities, including shops, schools, and regular bus routes, as well as offering excellent access to the town centre and motorway links.

Offered with no onward chain, this property is an ideal purchase for first-time buyers, couples, or families looking to step onto the property ladder. Early viewing is highly recommended.

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



ACCOMMODATION

KITCHEN DINER

176" x 124" + 710" x 40" [5.35m x 3.76 + 2.39m x 1.23m]

A range of two tone contemporary units, matching worktop incorporates a sink and drainer, plumbing for a washing machine, an integrated Hotpoint combi microwave, integrated Hotpoint oven and grill, integrated fridge and freezer, four ring Hotpoint touchscreen electric hob with splashback. UPVC double glazed window to the front, two central heating radiators, stairs to the first floor landing, opening to the living room and a door to the downstairs W.C..

DOWNSTAIRS W.C.

Low flush W.C., wash basin. Central heating radiator.

LIVING ROOM

911" x 176" [3.04m x 5.35m]

UPVC double glazed French doors to the rear, central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, loft access. Doors to three bedrooms, the airing cupboard and the bathroom.

BEDROOM ONE

142" x 100" (max) x 57" (min) [4.33m x 3.06m (max) x 1.72m (min)]

UPVC double glazed window to the front, central heating radiator, door to the en suite shower room.



EN SUITE SHOWER ROOM

411" x 311" [1.52m x 1.2m]

Part tiled walls, tiled flooring, central heating radiator. Low flush W.C., wash basin, double shower cubicle with mixer shower.



BEDROOM TWO

100" x 1111" (max) x 98" (min) [3.06m x 3.65m (max) x 2.97m (min)]

UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

72" x 1010" (max) x 85" (min) [2.19m x 3.31m (max) x 2.57m (min)]

UPVC double glazed window to the rear, central heating radiator.



BATHROOM

71" x 56" [2.18m x 1.69m]

Frosted UPVC double glazed window to the front, central heating radiator, part tiled walls, tiled floor. Low flush W.C., wash basin, panelled bath with mixer shower attachment.



OUTSIDE

To the front of the property, there is a lawn garden and tarmac driveway providing off street parking. To the rear, there is a lawned garden incorporating a flagged patio area.



PLEASE NOTE

Please note: the property is within close proximity to a pylon and all buyers should seek financial advice before pursuing.

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.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.