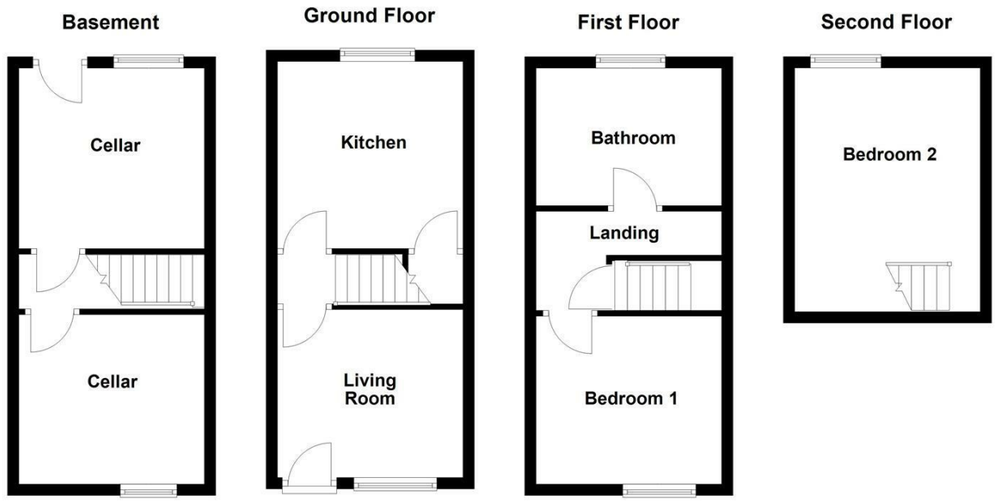
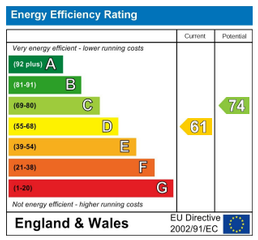


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Park Lodge Lane, Wakefield, WF1 4NL

For Sale By Modern Method Of Auction Freehold Starting Bid £112,000

For sale by Modern Method of Auction; Starting Bid Price £112,000 plus reservation fee. Subject to an undisclosed reserve price.

Offered to the market is this four storey, two bedroom mid terrace property, ideally situated in the Eastmoor area of Wakefield. Arranged over four levels, the accommodation offers significant scope for modernisation and improvement, making it particularly well suited to investors or builders seeking opportunity.

The property briefly comprises a front buffer yard leading to the entrance and living room, with stairs rising to the first floor and access through to the kitchen. The kitchen provides access to two basement rooms, with the second basement offering direct access to the rear garden. To the first floor, the accommodation includes a bathroom and a generously sized double bedroom. A further staircase leads to the second floor, where there is an additional double bedroom. Externally, the property benefits from a rear garden and is further enhanced by gas central heating, double glazed UPVC windows and doors, and permit parking.

The location offers excellent convenience, with close proximity to Wakefield town centre, local bus routes, and transport links. Kirkgate Train Station is also within walking distance.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

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

ACCOMMODATION

OUTSIDE
To the front of the property there is a buffer yard laid with flags, with a staircase leading up to a UPVC entrance door.

LIVING ROOM
10'0" x 10'9" (3.05m x 3.28m)
UPVC double glazed window to the front, central heating radiator, gas fireplace, stairs to the first floor landing.

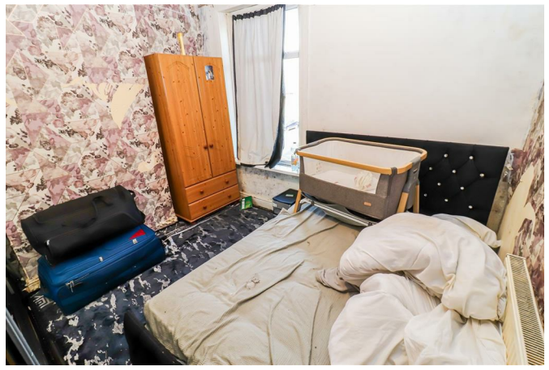
KITCHEN
11'4" x 8'2" (3.46m x 2.50m)
UPVC double glazed window to the rear, central heating radiator, stairs down to the cellar. A range of wall and base units with laminated work surfaces, a stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine, cooker, and fridge freezer.

CELLAR ROOM ONE
10'0" x 9'7" (3.05m x 2.94m)
UPVC double glazed window to the front, tiled flooring, access to the consumer unit, power and electrics.

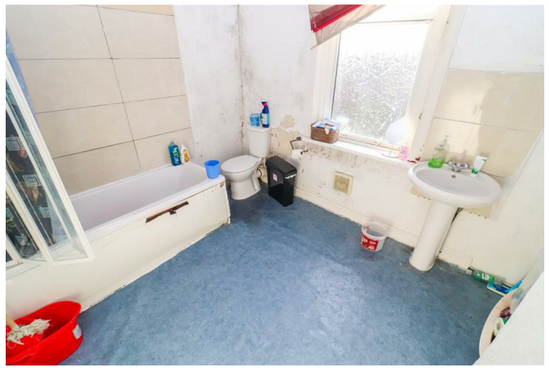
CELLAR ROOM TWO
10'9" x 10'4" (3.28m x 3.17m)
UPVC double glazed window to the rear, central heating radiator, door leading to the rear garden.

FIRST FLOOR LANDING
Doors to the bathroom, bedroom one and stairs providing access to bedroom two.

BEDROOM ONE
9'9" x 11'10" (2.99m x 3.63m)
UPVC double glazed window to the front, central heating radiator.



BATHROOM
10'5" x 8'2" (3.19m x 2.51m)
Frosted UPVC double glazed window to the rear, tiled splashbacks. Comprises a panelled bath with mixer taps and shower attachment, tiling from the bath to the ceiling, a low flush W.C., and a pedestal wash basin with hot and cold taps.



BEDROOM TWO
14'1" x 10'9" (4.30m x 3.28m)
UPVC double glazed window to the rear.

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 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.

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.