Richard Kendall Estate Agent

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3b Park Close, Ryhill, Wakefield, WF4 2QX

For Sale Freehold Starting Bid £140,000

For sale by Modern Method of Auction; Starting Bid Price £140,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated on a modern development in the Ryhill area of Wakefield is this three bedroom semi detached home, offering excellent potential and requiring a degree of modernisation. With three good sized bedrooms, generous reception space and an enclosed rear garden, this property presents a fantastic opportunity for a range of buyers.

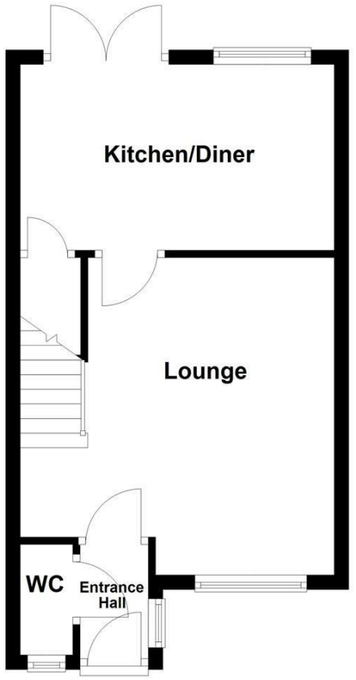
The accommodation briefly comprises an entrance hall with access to a downstairs WC and living room. The living room leads through to an inner hallway with staircase and understairs storage, and into the kitchen diner, which also provides further storage and access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard and doors leading to three bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with a pathway leading to the entrance door. The rear garden is also predominantly lawned and incorporates a paved patio area ideal for outdoor dining and entertaining, together with mature shrubs.

Ryhill is conveniently located for local shops and schools within walking distance, with a broader range of amenities available in nearby towns and cities such as Wakefield, Hemsworth and Barnsley. Regular bus routes serve the area and nearby train stations at Fitzwilliam, Moorthorpe and Sandal and Agbrigg provide rail links to major cities. The M1 and A1 motorway networks are also easily accessible for those commuting further afield.

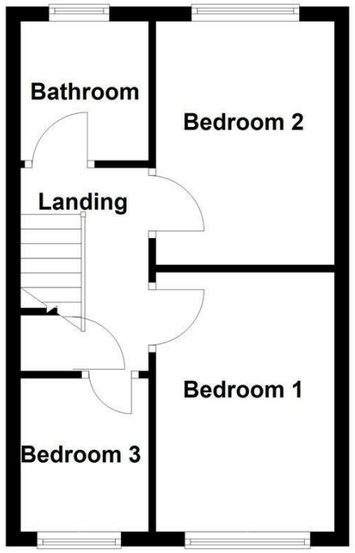
This property would make an ideal purchase for first time buyers, small families or investors seeking a buy to let opportunity. Early viewing is highly recommended.

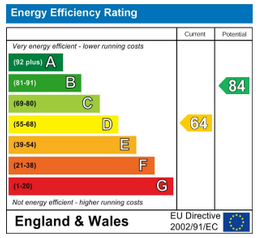
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

Ground Floor



First Floor





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
Fully comprising of entrance lobby with cloakroom/w.c off, lounge, dining kitchen, first floor landing, three bedrooms and bathroom/w.c. Outside there are garden areas to the front and rear, the rear garden being enclosed, and driveway leading to a single garage.

ENTRANCE HALLWAY
A timber frame front entrance door leads into the entrance hall with central heating radiator, timber frame double glazed window to the side and doors leading to the downstairs WC and the living room.

W.C.
5'8" x 2'5" (1.75m x 0.75m)
Frosted timber frame double glazed window to the front, central heating radiator, low flush WC and wall mounted wash basin with tiled splashback.

LOUNGE
14'0" x 15'8" (4.27m x 4.78m)
Timber frame double glazed window to the front elevation, central heating radiator, coving to the ceiling and staircase rising to the first floor. Door through to the kitchen diner.

KITCHEN DINER
14'4" x 8'2" (4.37m x 2.49m)
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor hood over and integrated oven. Space and plumbing for washing machine, space for fridge freezer and Ideal regular boiler housed within the room. Two timber frame double glazed windows and timber frame door leading out to the rear garden, central heating radiator and under stairs storage cupboard.

FIRST FLOOR LANDING
Loft access, central heating radiator, over stairs storage cupboard housing the water tank and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'4" x 12'5" (2.55m x 3.8m)
Timber frame double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
8'0" x 11'6" (2.44m x 3.51m)
Timber frame double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
5'8" x 7'8" (1.75m x 2.34m)
Timber frame double glazed window to the front elevation, central heating radiator and bulkhead over the stairs.

BATHROOM/W.C.
Frosted timber frame double glazed window to the rear, central heating radiator, low flush WC, pedestal wash basin and panel bath with mains shower attachment. Part tiled walls, extractor fan and ceiling spotlights.

OUTSIDE
Externally to the front the property has a lawned garden with paved pathway leading to the front entrance door. The rear garden is also mainly laid to lawn with mature shrubs and planted borders, together with a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and provides access to a shared area.

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

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.