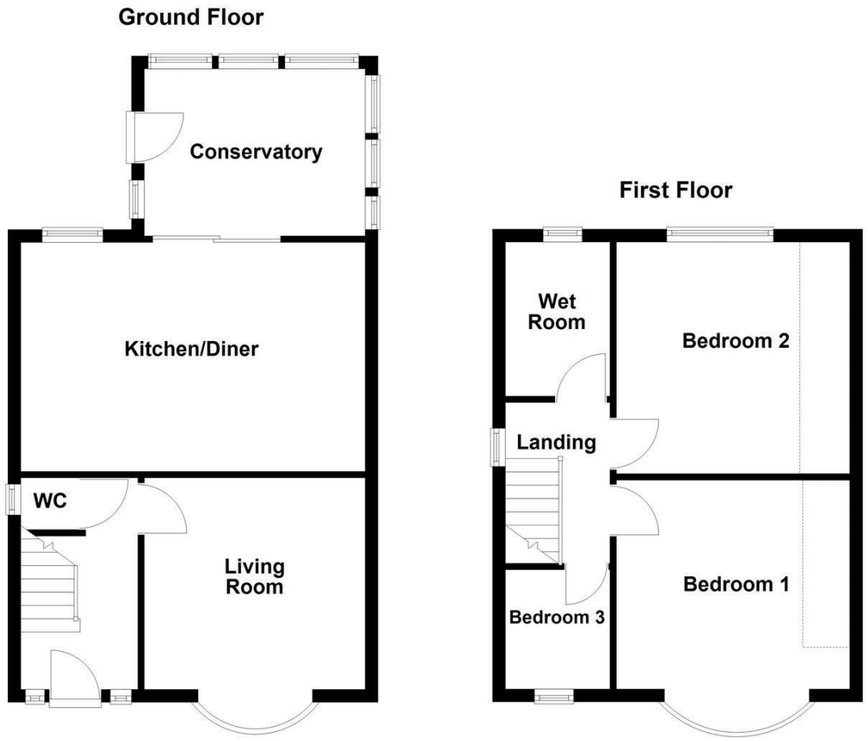

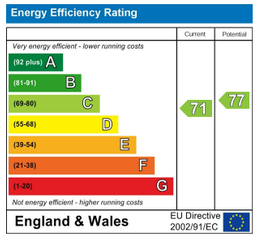

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

23 Belle Isle Avenue, Wakefield, WF1 5JY

For Sale Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in Wakefield is this three bedroom semi detached home. The property offers spacious accommodation throughout, including a generous kitchen diner and off road parking.

Upon entering, you are welcomed into the entrance hall, which provides access to the living room and kitchen diner, as well as a staircase leading to the first-floor landing. A useful downstairs W.C. completes the ground floor. To the first floor, the accommodation comprises two well proportioned double bedrooms and a third single bedroom, ideal for a nursery or home office. The layout is completed by a modern wet room. The property benefits from double-glazed UPVC windows and gas central heating throughout.

Located within easy reach of Wakefield city centre, major transport links, and a wide range of local amenities. Viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door into the entrance hall, frosted UPVC double glazed windows on both sides of the entrance door, central heating radiator. Stairs to the first floor landing, doors to the living room, kitchen/diner and the downstairs W.C..

LIVING ROOM
10'11" x 11'4" (3.33m x 3.46m)
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, gas fireplace with stone feature surround.

DOWNSTAIRS W.C.
2'3" x 2'11" (0.70m x 0.91m)
Frosted UPVC double glazed window to the side, extractor fan. Low flush W.C., wall mounted hand wash basin.

KITCHEN/DINER
18'2" x 11'9" (5.54m x 3.60m)
UPVC double glazed window to the rear, sliding doors to the conservatory, central heating radiator, extractor fan. A range of wall and base units with laminate work surfaces and tiled splashback, space and plumbing for a cooker, plumbing for a fridge-freezer.

CONSERVATORY
8'11" x 11'5" (2.72m x 3.50m)
A range of UPVC double glazed windows, UPVC door leading to the garden, central heating radiator.

FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side, loft access. Doors to three bedrooms and the wet room.

BEDROOM ONE
10'9" x 8'11" (3.28m x 2.72m)
UPVC double glazed bay window to the front, central heating radiator, a range of fitted wardrobes.

BEDROOM TWO
8'10" x 11'10" (2.71m x 3.62m)
UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes.

BEDROOM THREE
5'7" x 5'10" (1.72m x 1.80m)
UPVC double glazed window to the front, central heating radiator.

WET ROOM
7'5" x 5'4" (2.27m x 1.65m)
Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled. Pedestal wash basin, low flush W.C., shower head with mixer tap.

OUTSIDE
To the front and side, the property benefits from a concrete flag driveway leading down to the rear elevation. The rear garden features a laid to lawn area enclosed by timber fencing, with a flag stone pathway running from the front to the back. There is also a prefabricated detached garage.

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.