



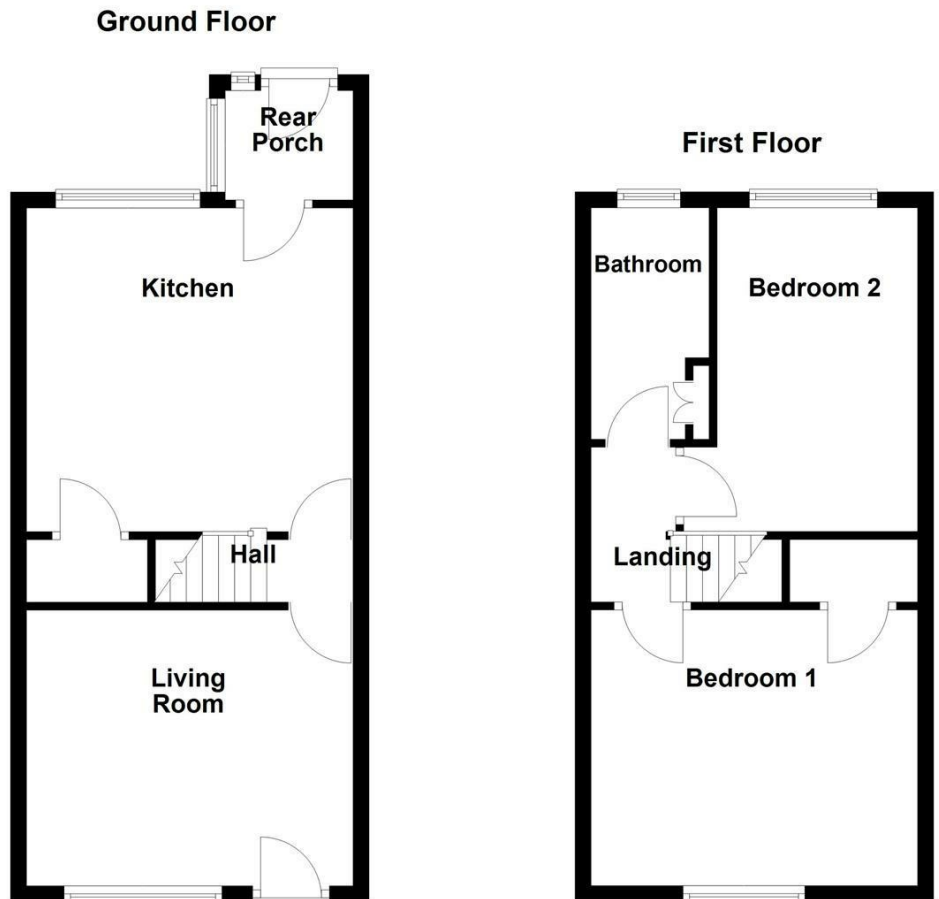
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

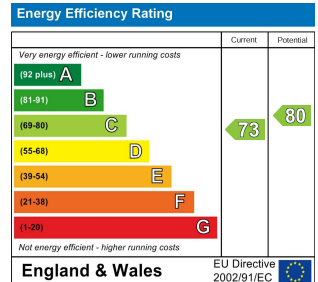


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

**28 Mount Road, Stanley, Wakefield, WF3 4JH**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £125,000**

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the popular area of Stanley, this two bedroom mid terrace property offers scope for modernisation and presents an excellent opportunity for first time buyers, investors, or those seeking a project.

The accommodation comprises a living room, kitchen with rear porch, two bedrooms, and a family bathroom. Externally, the property benefits from gardens to the front and rear, with shared rear access.

Conveniently located close to local shops and amenities, the property is also within easy reach of the motorway network, providing excellent access for commuters.

Offering significant potential throughout, early viewing is strongly recommended.

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



## ACCOMMODATION

### LIVING ROOM

13'4" x 11'4" [4.08m x 3.46m]

Entry through the front UPVC door leads into the living room with a central heating radiator, a feature gas fireplace with brick surround, and UPVC windows to the front elevation.



### HALLWAY

Stairs to the first floor and provides access to the kitchen and storage cellar.

### KITCHEN

13'4" x 13'3" [4.07m x 4.06m]

A range of wall and base units for storage, laminate

worktops, a 1.5 sink and drainer with mixer tap, space for a gas cooker, washing machine, and fridge freezer. A rear UPVC door leading to the porch, a radiator, and laminate flooring throughout.

### CELLAR

Provides additional storage and is accessed from the kitchen.

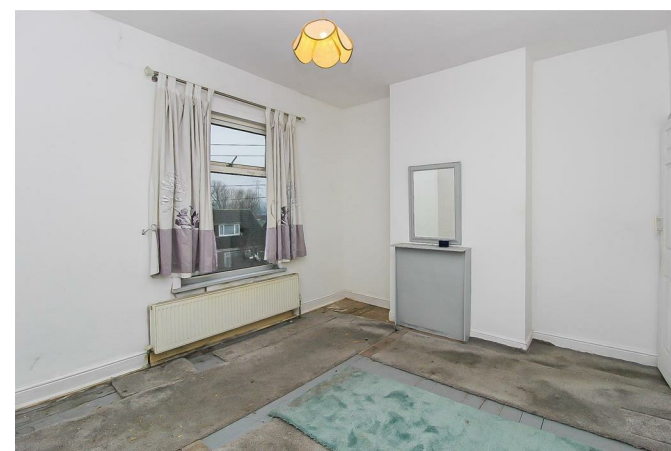
### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

13'4" x 11'4" [4.08m x 3.46m]

A built-in storage cupboard, radiator, and UPVC windows to the front elevation.



### BEDROOM TWO

13'5" x 9'4" [4.10m x 2.87m]

A radiator, UPVC window to the rear elevation, and laminate flooring.



### BATHROOM/W.C.

9'2" x 4'8" [2.80m x 1.44m]

A low flush w.c., pedestal wash basin, panelled bath with wall mounted shower, and a frosted window to the rear. A built-in storage cupboard as well.



### OUTSIDE

To the front, the property has a low maintenance lawn with a pathway to the front door. To the rear, there is a shared access road plus a low maintenance lawn and landscaped sections. The gardens are partially communal but each house has its own defined section.



### 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.

### 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.