



WAKEFIELD  
01924 291 294

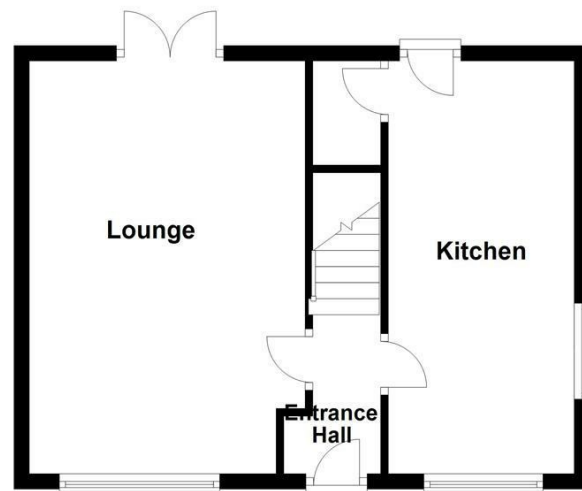
OSSETT  
01924 266 555

HORBURY  
01924 260 022

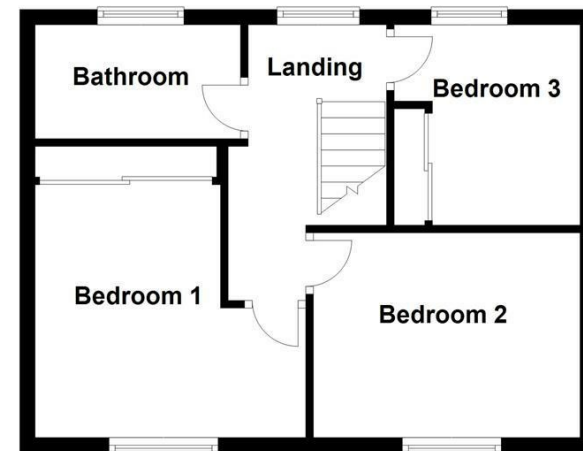
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 99 Manor Haigh Road, Wakefield, WF2 8SB

### For Sale By Modern Method Of Auction Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

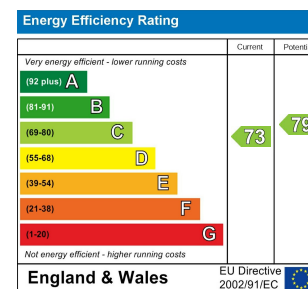
Superbly appointed throughout is this three bedroom semi detached house benefitting from UPVC double glazing and gas central heating throughout and benefitting from off road parking and a lawned rear garden.

The accommodation briefly comprises entrance hall, living room, modern fitted kitchen, first floor landing, three bedrooms (two being double) and the family shower room. Outside, there is an easy to maintain garden to the front with a driveway to the side providing off road parking for three vehicles and leading to the detached garage, whilst to the rear is a spacious garden which is paved and lawned with large storage sheds.

Situated in this popular part of Thornes, the property is well placed to local amenities including shops and schools, with local bus routes nearby and has great access to the motorway network.

Ideal for a range of buyers, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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



#### 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.

#### 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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door into the entrance door. Central heating radiator, coving to the ceiling, stairs to the first floor landing. Doors into the living room and kitchen.

### LIVING ROOM

17'5" x 11'10" [5.32m x 3.62m]  
UPVC double glazed window to the front, UPVC double glazed French doors to the rear, electric fire with modern surround, coving to the ceiling, central heating radiator.



### KITCHEN

7'10" x 16'3" [2.41m x 4.97m]  
Two UPVC double glazed windows to the front and side, UPVC double glazed door to the rear garden, tiled floor, coving to the

ceiling, door to understairs storage cupboard. A range of modern fitted gloss wall and base units, worksurface over, 1 1/2 sink and drainer, integrated grill and double oven, space for American style fridge freezer, five ring electric hob, filter hood above, integrated dishwasher.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear, coving to the ceiling, loft access. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

10'3" x 11'10" [max] x 8'10" [min] [3.13m x 3.62m [max] x 2.71m [min]]  
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors to one side, coving to the ceiling.



### BEDROOM TWO

11'5" x 9'4" [3.49m x 2.87m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail.

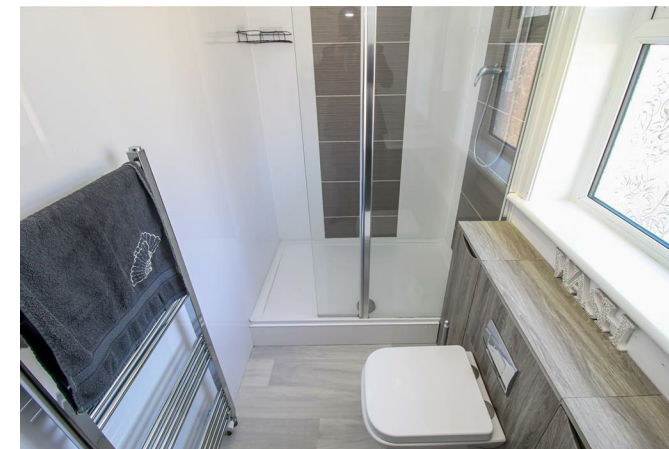


### BEDROOM THREE

7'7" x 8'0" [2.33m x 2.45m]  
UPVC double glazed window to the rear, central heating radiator, fitting wardrobes with sliding mirrored doors to one side.

### SHOWER ROOM

8'10" x 4'7" [2.70m x 1.4m]  
Frosted UPVC double glazed window to the rear, towel central heating radiator. Low flush W.C., concealed wash basin, walk in shower, mixer tap.



### OUTSIDE

To the front of the property there is a low maintenance garden to the front with a driveway running down the side, providing off street parking for three vehicles. To the rear of the property there is three large outbuildings, a lawned garden incorporating a patio area, perfect for outdoor dining and entertaining purposes.



### Non standard construction

This property is non-standard [steel framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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.

### 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.