



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



7 Wentworth Lodge, 3 Wentworth Terrace, Wakefield, WF1 3QF

For Sale By Modern Method Of Auction Leasehold Starting Bid £81,000

For sale by Modern Method of Auction; Starting Bid Price £81,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the highly sought after St John's area of Wakefield is this distinctive one bedroom mews style residence presents an excellent opportunity for buy-to-let investors with tenant in situ currently achieving £750pcm benefitting from an intercom system, connected to the main building front door and allocated basement storage in the main building.

The accommodation is well appointed and briefly comprises a contemporary fitted kitchen with dining area, leading to a generously proportioned living room. To the first floor, a spacious landing provides access to a double bedroom and a stylish three piece house bathroom. Externally, the property benefits from secure gated access with allocated parking. There are communal areas which are well maintained by the management company.

Perfectly positioned within close proximity to Wakefield city centre, the property offers easy access to a wide range of amenities, including shops, schools and leisure facilities. Wakefield Westgate railway station offers direct links to Leeds and London and is within walking distance, as well as the nearby motorway network provides convenient travel further afield.

A viewing is essential to fully appreciate the quality and charm of this unique home, and early inspection is strongly recommended.

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



ACCOMMODATION

KITCHEN/DINING ROOM

9'8" x 12'11" [2.95m x 3.96m]

UPVC double glazed front entrance door. Range of modern high gloss wall and base units with work surface over incorporating stainless steel sink and drainer, integrated oven with hob and extractor hood. UPVC double glazed window to the front and wall mounted electric heater.



LOUNGE

14'9" x 10'3" [4.52m x 3.13m]

UPVC double glazed window to the side, two wall mounted heaters and understairs storage cupboard creating a storage/utility area with washing machine.



FIRST FLOOR LANDING

Doors to the bedroom and bathroom.

DOUBLE BEDROOM

7'11" x 12'11" [2.43m x 3.96m]

Fitted wardrobes, UPVC double glazed windows to the side and front, wall mounted electric heater,



BATHROOM/W.C.

Three piece modern suite comprising panelled bath with shower over, low flush w.c. and wash hand basin. UPVC double frosted window to the rear, heated towel rail, extractor fan and tiled walls.



OUTSIDE

There is secure gated access leading to allocated parking and communal areas well maintained by the management company.



LEASEHOLD

The service charge is £1,628.76 [pa], a reserve fund of £250.00 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 977 years [2025]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is B.

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.