



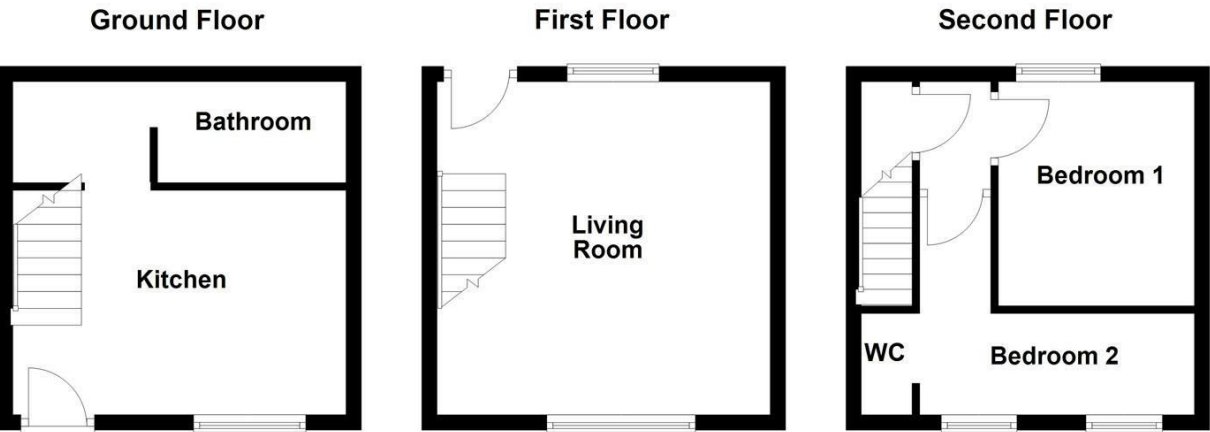
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

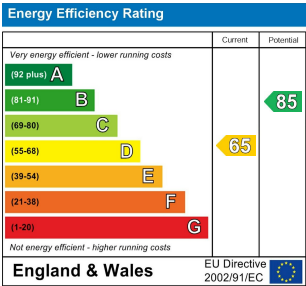


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

## 278 Bradford Road, Wrenthorpe, Wakefield, WF2 0LY

### For Sale Freehold Starting Bid £85,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

Offered to the market with no onward chain, this two bedroom mid terrace property is situated in the sought after area of Wrenthorpe, Wakefield, and is ideally suited to first time buyers or investors.

The accommodation briefly comprises an entrance hall leading into a spacious lounge featuring a gas fireplace, with stairs providing access to the first floor. To the rear, the kitchen is fitted with a range of wall and base units and provides access to the enclosed rear garden. The ground floor also benefits from a three piece bathroom suite, along with useful understairs storage housing the gas combination boiler. To the first floor are two bedrooms, including a generous principal bedroom and a second single bedroom, which leads through to an upstairs WC.

Further benefits include UPVC double glazing and gas central heating throughout. The property is conveniently located close to a wide range of local shops and amenities, with excellent transport links, including easy access to the motorway network and Leeds city centre, approximately 30 minutes away.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

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



## ACCOMMODATION

### LOUNGE

14'8" x 11'6" [4.49m x 3.52m]

UPVC door leads into the entrance area, which opens into the lounge. The lounge features carpeted flooring, a gas fireplace with decorative surround, a central heating radiator, and UPVC double glazed windows to both the front and rear elevations. A staircase provides access to the first and ground floor.



### GROUND FLOOR

To the ground floor, the kitchen is located to the rear of the property.

### KITCHEN

9'8" x 14'5" [2.96m x 4.40m]

Fitted with a range of wall and base units, stainless steel sink with mixer tap, tiled splashbacks, and integrated appliances including an oven and four ring gas hob. The room also houses the gas combination boiler and has plumbing for a washing machine. A

UPVC door provides access to the rear garden, and there is a central heating radiator. From the kitchen, access is provided to the inner hallway with understairs storage and the house bathroom.



### BATHROOM

4'3" x 8'0" [1.32m x 2.45m]

Comprising a three piece suite including a panelled bath with shower attachment, pedestal wash basin with mixer tap and tiled splashback, low flush WC, central heating radiator, tiled flooring, and an extractor fan.



### FIRST FLOOR LANDING

To the first floor, the landing provides access to both bedrooms.

### BEDROOM ONE

10'0" x 8'4" [3.06m x 2.55m]

A good sized bedroom with carpeted flooring, central heating radiator, and a UPVC double glazed window to the front elevation.



### BEDROOM TWO

4'3" x 11'8" [1.32m x 3.57m ]

With carpeted flooring, central heating radiator, and two UPVC double glazed windows to the rear elevation. This room provides access to the upstairs WC.



### W.C.

3'9" x 2'3" [1.16m x 0.71m]

Fitted with a low flush WC, wall mounted wash basin with mixer tap and tiled splashback, along with an airing/storage cupboard.

### OUTSIDE

Externally, to the rear, there is a low maintenance garden with a paved patio area and a gravelled section providing off road parking.



### 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.