



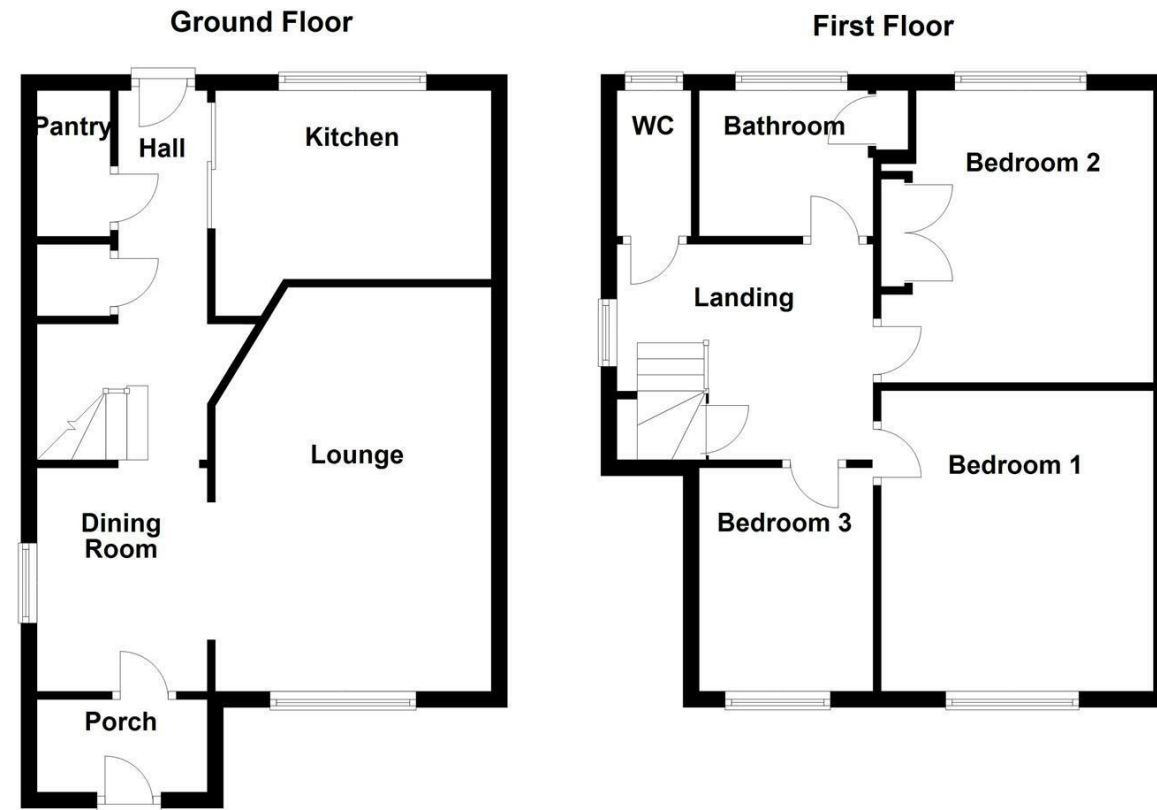
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 13 Follingworth Road, Soothill, WF17 6HN

### For Sale Leasehold Starting Bid £145,000

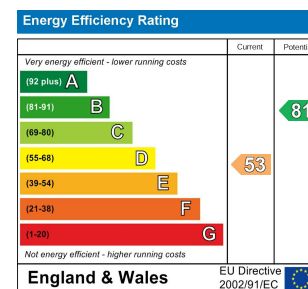
For sale by Modern Method of Auction; Starting Bid Price £145,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled in a cul-de-sac location with plenty of potential is this three bedroom semi detached property benefitting from driveway parking, garage and enclosed rear garden.

The property briefly comprises of entrance porch, living room, dining room, kitchen, pantry and separate w.c. To the first floor there are three bedrooms and family bathroom. Externally there is a detached garage for storage and lawned gardens to the front and rear with side driveway parking.

In need of a degree of modernisation, this property has potential to be a fantastic family home and a viewing is 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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE PORCH

7'0" x 3'2" (2.14m x 0.98m)

Wooden front entrance door into the porch and door leading through to the living/dining room.

### LIVING ROOM

16'6" x 11'2" (5.03m x 3.42m)

UPVC double glazed window to the front elevation, central heating radiator and feature fireplace. An opening into the dining room.



### DINING ROOM

9'3" x 6'11" (2.84m x 2.12m)

UPVC double glazed window to the side, central heating radiator and spotlights to the ceiling. Opening through to the inner hallway.

### HALLWAY

Stairs to the first floor landing, built in understairs storage and storage pantry. UPVC double glazed door to the rear garden and sliding door to the kitchen..

### KITCHEN

11'3" x 8'10" (3.43m x 2.71m)

Fitted kitchen with an array of wall and base units with laminate work tops, 1 1/2 stainless steel sink and drainer unit. A range of integrated appliances including gas cooker, washing machine, dryer and fridge/freezer. Tiled walls, UPVC double glazed window to the rear elevation and central heating radiator.

### PANTRY

6'0" x 2'11" (1.84m x 0.91m)

Single glazed frosted window to the rear elevation, plumbing for a fridge/freezer and shelving units for storage.

### FIRST FLOOR LANDING

Access to the bathroom and three bedrooms. Overstairs storage cupboard, UPVC double glazed window to the side and access to the separate w.c.

### W.C.

6'0" x 2'11" (1.84m x 0.90m)

Single glazed frosted window to the rear elevation, low flush w.c. and tiled flooring.

### BEDROOM ONE

12'1" x 11'3" (3.69m x 3.45m)

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

12'0" x 10'3" (3.68m x 3.14m)

UPVC double glazed window to the rear and built in storage cupboard.



### BEDROOM THREE

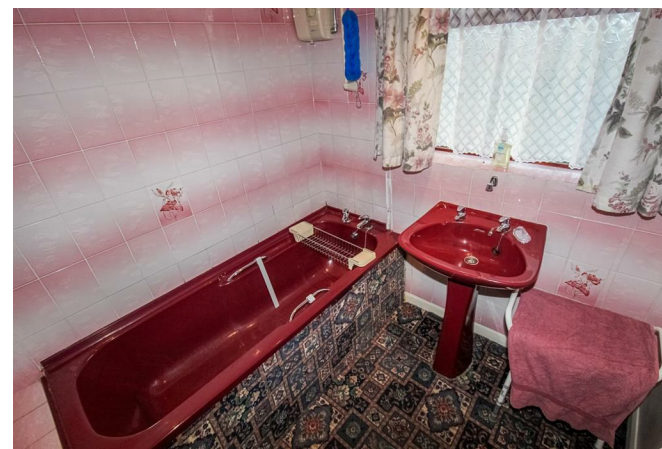
8'11" x 7'0" (2.72m x 2.14m)

UPVC double glazed window to the front elevation and central heating radiator

### BATHROOM/W.C.

6'2" x 6'0" (1.9m x 1.83m)

Wood framed frosted window to the rear elevation. Two piece suite comprising bath and wash hand basin. Built in storage cupboard and central heating radiator.



## OUTSIDE

The front of the property is accessed via gates onto driveway parking with space for two vehicles and a lawned garden. To the rear is a flagged patio area with space for a pond and seating area leading down to a lawned garden with bush and shrub border. There is a detached garage with up and over door, used for storage with electricity.



## 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.

## VIEWINGS

To view please contact our Ossett 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.