



WAKEFIELD  
01924 291 294

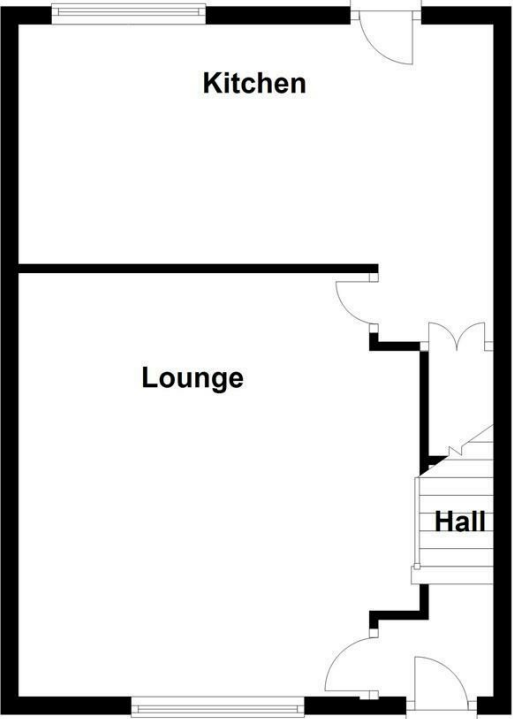
OSSETT  
01924 266 555

HORBURY  
01924 260 022

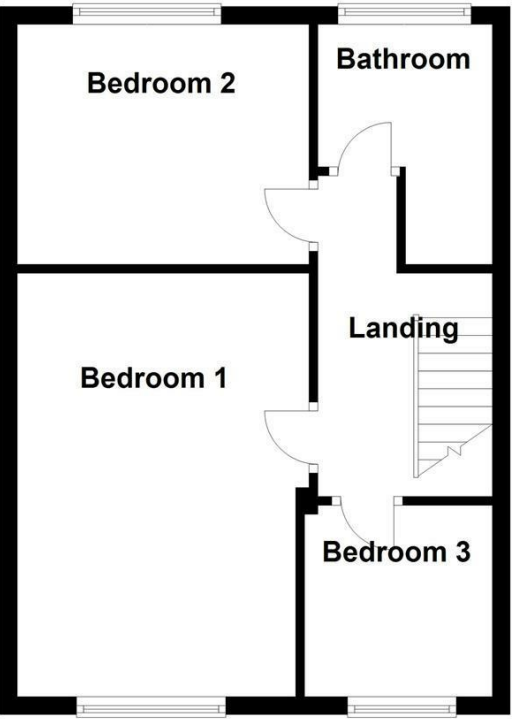
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

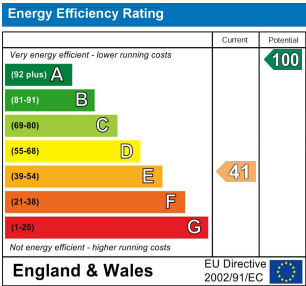


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**24 Nell Gap Lane, Middlestown, Wakefield, WF4 4PH**  
**For Sale Freehold Starting Bid £80,000**

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus reservation fee. Subject to an undisclosed reserve price. In need of modernisation, this property has the potential to be a fantastic first time home or investment property and is this three bedroom mid terraced house benefitting from off road parking, double bedrooms and UPVC double glazing throughout.

The accommodation briefly comprises of an entrance hall which leads to the living room and kitchen. To the first floor there is three bedrooms, two of which are double and bathroom. To the front of the property there are low maintenance gardens with access to on street parking. To the rear there is further off street parking and space for a storage shed or an outhouse.

Situated in this popular part of Middlestown, the property is well placed for access to a range of amenities including local shops, schools and bus routes travelling to and from Wakefield city centre. The M1 motorway is easily accessible for those wishing to commute further afield.

An early viewing comes highly recommended to avoid any level of disappointment.

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



## ACCOMMODATION

### ENTRANCE HALL

Entry through a wood framed front door into entrance hall. Staircase to first floor landing, door to living room.

### LIVING ROOM

16'4" x 13'10" [5.0m x 4.24m]

Wood framed double glazed window to the front, gas fire place, door to kitchen.



### KITCHEN

15'10" x 12'9" [max] [4.83m x 3.89m [max]]

Rear double glazed window and rear door. Wall and base units for storage, electric hob and space for a washer and fridge freezer, integrated oven.

### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

### BEDROOM ONE

15'7" x 10'8" [4.75m x 3.27m]

Wood framed double glazed window to the front.



### BEDROOM TWO

6'6" x 9'1" [2.00m x 2.77m]

Wood framed double glazed window to the rear.



### BEDROOM THREE

6'5" x 7'3" [1.97m x 2.22m]

Wood framed double glazed window to the front.



### BATHROOM

9'0" [max] x 5'10" [2.75m [max] x 1.8m]

Frosted wood framed window to the rear. Three piece suite comprising of a bath, wash hand basin and W.C.. Fully tiled.



### OUTSIDE

To the front of the property there is low maintenance gardens with access to on street parking. To the rear there is further off street parking and space for a storage shed or an outhouse.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Ossett 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.