Richard Kendall Estate Agent

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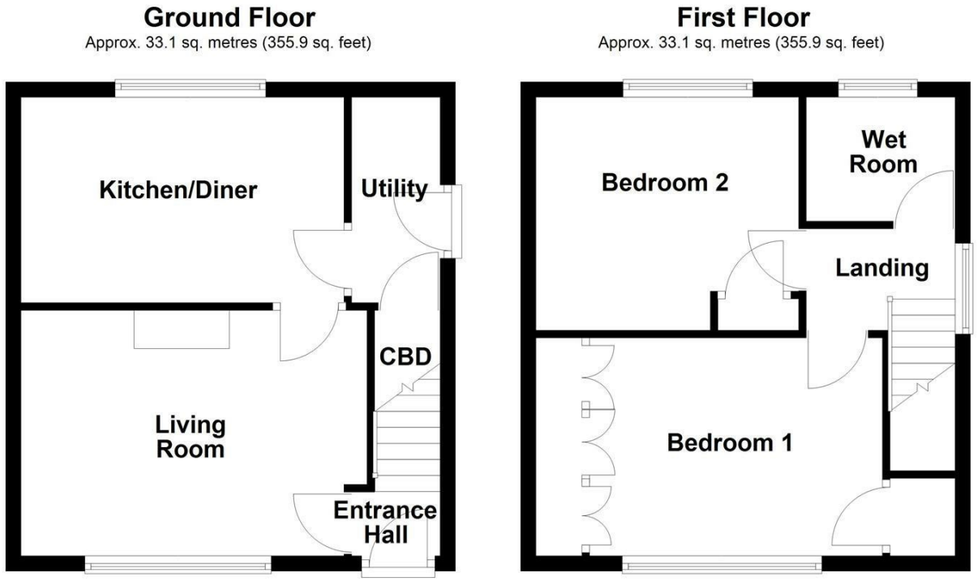
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

134 Partridge Crescent, Dewsbury, WF12 0HT

For Sale Freehold By Auction £110,000

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price. A fantastic opportunity to purchase this two bedroom semi detached home, offering spacious accommodation and an enclosed paved rear garden ideal for outdoor enjoyment.

The accommodation briefly comprises an entrance hall leading into a spacious living room. To the rear, a generous kitchen diner is fitted with a range cooker and integrated appliances, providing ample space for both dining and entertaining, with a separate utility room adjoining and access to useful understairs storage. To the first floor, the landing leads to two well proportioned bedrooms served by a modern three piece wet room. Externally, the property benefits from a low maintenance front garden with a paved pathway running along the side of the property with access into the lean to. The rear garden is an enclosed low maintenance yard with a greenhouse and a timber shed with double doors offering excellent storage, and the garden is enclosed by mature hedging, creating a private setting. Additionally, the property benefits from a garage located directly behind the rear fence; it is held on a Council managed site with an annual ground rent of approximately £140, which may be waived for blue badge holders.

The property is conveniently located close to local amenities and schools, with regular bus routes providing access to Dewsbury town centre, while the M1 motorway network is only a short drive away, making it ideal for commuters.

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

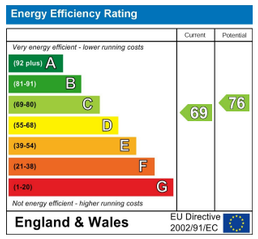
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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.

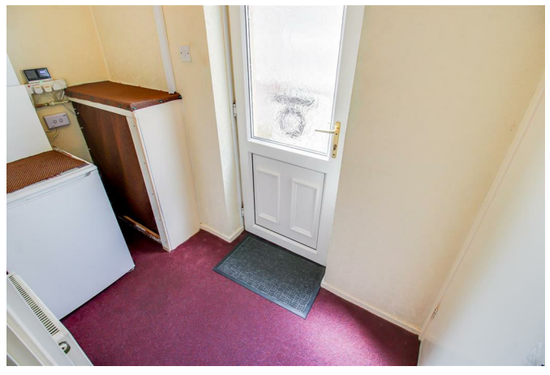
ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, wall mounted air conditioning unit, stairs with handrail rising to the first floor landing, and a door leading into the living room.

LIVING ROOM
14'9" x 10'8" (4.50m x 3.26m)
UPVC double glazed window to the front aspect, central heating radiator, three wall lights, and a gas fire set within a tiled hearth. A door leads through to the kitchen diner.

KITCHEN DINER
13'8" x 8'6" (4.19m x 2.60m)
UPVC double glazed window to the rear, fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for an under counter appliance, and space for a freestanding oven and grill. Additional space for a large freestanding fridge freezer, gas fire, strip lighting, central heating radiator, and a door leading to the utility room.

UTILITY ROOM
UPVC double glazed frosted door to the side aspect, central heating radiator, and a door leading to an understairs storage cupboard with shelving. The combi boiler is also housed within this space. A further door leads into a lean-to.



LEAN-TO
8'11" x 4'2" (2.74m x 1.28m)
Constructed with a plastic roof and timber frame, with a timber door to the front and a UPVC double glazed door to the rear. Benefitting from power and lighting.

FIRST FLOOR LANDING
Landing with a double glazed window to the side elevation, loft access, and doors leading to two bedrooms and the wet room.

BEDROOM ONE
13'0" x 9'2" (3.98m x 2.80m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes along one wall, and an additional built in single wardrobe on the opposite side.

BEDROOM TWO
11'2" x 10'3" (max) x 8'3" (min) (3.42m x 3.13m (max) x 2.53m (min))
UPVC double glazed window to the rear elevation, central heating radiator, and a door leading to a storage cupboard with shelving.

WET ROOM
5'4" x 6'3" (1.63m x 1.92m)
Fitted with a pedestal wash basin with two taps, low flush WC, fully tiled wet room flooring, electric wall mounted shower, central heating radiator and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
Externally, to the front of the property, a cast iron gate provides access to a paved pathway leading to the entrance, alongside a low maintenance pebble garden with planted borders. The frontage is enclosed by fencing on three sides, and there is a tiled canopy porch over the front door. A paved pathway also leads to the timber lean-to at the side. To the rear, there is a low maintenance garden comprising a paved seating area, raised pebbled section, and concrete pathways leading to a greenhouse and a large timber double shed with access via timber doors. The garden is enclosed by fencing on three sides and benefits from an external light and outside water supply. Additionally, the property benefits from a garage located directly behind the rear fence; it is held on a Council managed site with an annual ground rent of approximately £140, which may be waived for blue badge holders.

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.

Non standard construction
This property is non-standard 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 Ossett office and they will be pleased to arrange a suitable appointment.