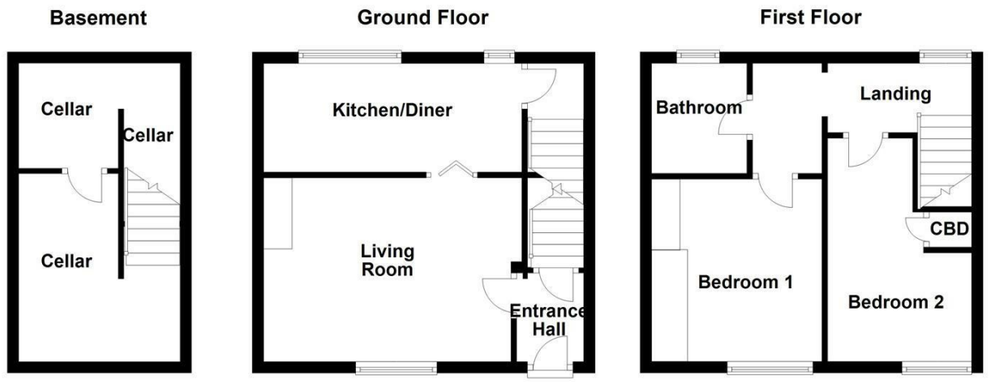

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

8 Chickenley Lane, Chickenley, Dewsbury, WF12 8QD

For Sale Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £99,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this two bedroom end terrace house benefitting from useful cellar rooms, off road parking and low maintenance gardens. Ideal for a range of buyers such as young couples, a small family or investors.

The property briefly comprises of entrance hall, living room and kitchen/diner with access down to useful cellar rooms. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside there are low maintenance gardens to the front and rear with double timber gates to the side providing access to an off road parking space.

This property would make an ideal purchase for a range of buyers such as young couples, a small family or investor, being aptly placed for local amenities such as shops and schools as well as transport links as the M1 motorway is only a short drive from the property.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, UPVC frosted sun light above the door, coving to the ceiling, laminate flooring, central heating radiator and door with staircase leading to the first floor landing and door to the living room.

LIVING ROOM
14'3" (min) x 14'11" (max) x 10'7" (4.36m (min) x 4.56m (max) x 3.24m)
Ceiling rose, coving to the ceiling, central heating radiator, bi-folding timber door to the kitchen/diner and UPVC double glazed window overlooking the front aspect. Electric fire on a decorative hearth with matching interior and wooden decorative surround.

KITCHEN/DINER
6'3" x 15'1" (1.91m x 4.61m)
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space for a freestanding fridge/freezer, integrated oven and grill with four ceramic hobs and cooker hood above. Space and plumbing for a washing machine, two UPVC double glazed windows overlooking the rear aspect, coving to the ceiling, wall mounted extractor fan and central heating radiator. Door providing access to three useful cellar rooms with light and power.

CELLAR ROOM
8'5" (max) x 5'1" (min) x 10'9" (2.57m (max) x 1.57m (min) x 3.28m)
Original curing table, Yorkshire stone paved floor and a timber door providing access into a further cellar room.

SECOND CELLAR ROOM
5'0" (min) x 8'6" (max) x 5'7" (1.54m (min) x 2.61m (max) x 1.71m)
Yorkshire stone paved floor and light.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation, central heating radiator, loft access, coving to the ceiling and doors to two bedrooms and the house bathroom.

BEDROOM ONE
10'5" x 7'11" (min) x 8'7" (max) (3.19m x 2.43m (min) x 2.62m (max))
Two double fitted wardrobes, ceiling rose, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
12'10" (max) 8'4" (min) x 8'3" (3.92m (max) 2.55m (min) x 2.54m)
Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
5'6" x 6'4" (1.68m x 1.94m)
Three piece suite comprising pedestal wash basin with mixer tap, low flush w.c. and panelled bath with mixer tap and wall mounted shower. Chrome ladder style radiator, fully tiled walls, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights to the ceiling and wall mounted extractor fan.

OUTSIDE
To the front of the property is a low maintenance buffer garden with stone walls surrounding and to the side is a double timber gate providing access to an off road parking space. To the rear is a low maintenance garden enclosed by timber fencing.

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.

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.