



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



23 The Combs, Dewsbury, WF12 0LQ
For Sale By Modern Method Of Auction - Leasehold Starting Bid £100,000

Situated in Thornhill is this two bedroom semi detached property benefitting from two reception rooms, driveway parking, gas central heating and double glazing.

The property briefly comprises of entrance hall, living room, sitting room and kitchen. To the first floor landing there are two double bedrooms and a family bathroom/w.c. Externally there is an easy to maintain front yard which is flagged with driveway parking down to the rear and detached storage garage.

Situated in Thornhill, this property is ideally located for all shops and amenities including schools, whilst also only being a short drive away from both Ossett and Horbury.

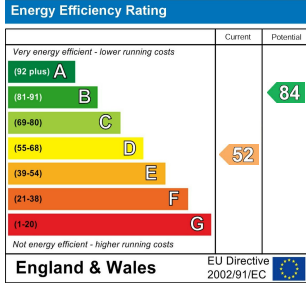
The property would make an ideal first time home and a viewing is highly recommended.

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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 Pontefract & Castleford office 01977 798844 or 07776458351,
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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

Access to two downstairs reception rooms.

LIVING ROOM

14'1" x 10'7" [4.30m x 3.25m]

UPVC double glazed windows to the front and side elevation, gas central heating radiator and feature electric fireplace with marble surround.



SITTING ROOM

14'10" x 10'11" [4.53m x 3.33m]

UPVC double glazed window to the front elevation, gas central heating radiator and feature gas fireplace with wood surround. Door leading through into the kitchen and door leading down to the cellar.



KITCHEN

8'3" x 8'0" [2.54m x 2.45m]

UPVC door and double glazed window to the side elevation. Fitted kitchen with an array of wooden wall and base units for storage, laminate work tops, gas central heating radiator, stainless steel sink and drainer unit, space for a fridge/freezer and space for a gas cooker with partially tiled splash back.

CELLAR

13'5" x 8'6" [4.09m x 2.61m]

Dry storage cellar with single glazed window to the front elevation and built in storage.

FIRST FLOOR LANDING

BEDROOM ONE

9'6" x 10'8" [2.90m x 3.26m]

UPVC double glazed window to the front elevation, gas central heating radiator and built in storage cupboard.



BEDROOM TWO

14'7" (max) x 9'10" [4.45m (max) x 3.02m]

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

BATHROOM/W.C.

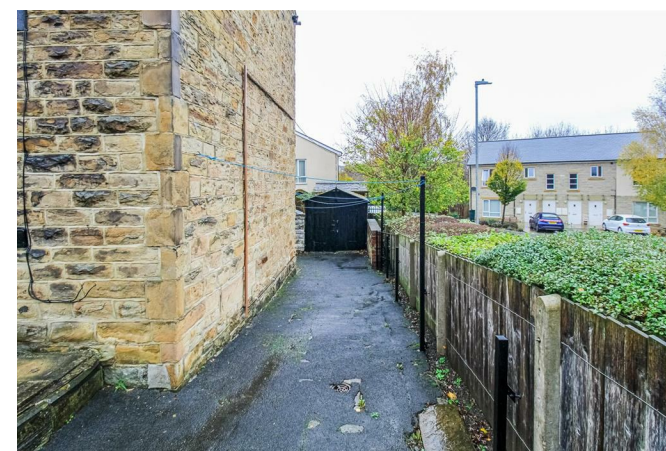
8'9" x 4'9" [2.67m x 1.46m]

UPVC double glazed window to the rear elevation. Three piece suite comprising wall mounted electric shower over the bath, wash hand basin and low flush w.c. Built in storage cupboard and gas central heating radiator. Fully tiled over the bath and shower.



OUTSIDE

To the front of the property there is a brick wall with gated entry, flagged patio seating area which sweeps round to the side of the property with a gravel border and driveway parking. To the rear there is an easy to maintain tarmac rear yard with space for a storage shed.



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.

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.

LEASEHOLD

There is a peppercorn ground rent. The remaining term of the lease is 926 years (current year). A copy of the lease is held on our file at the Ossett office.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.