Richard Kendall Estate Agent

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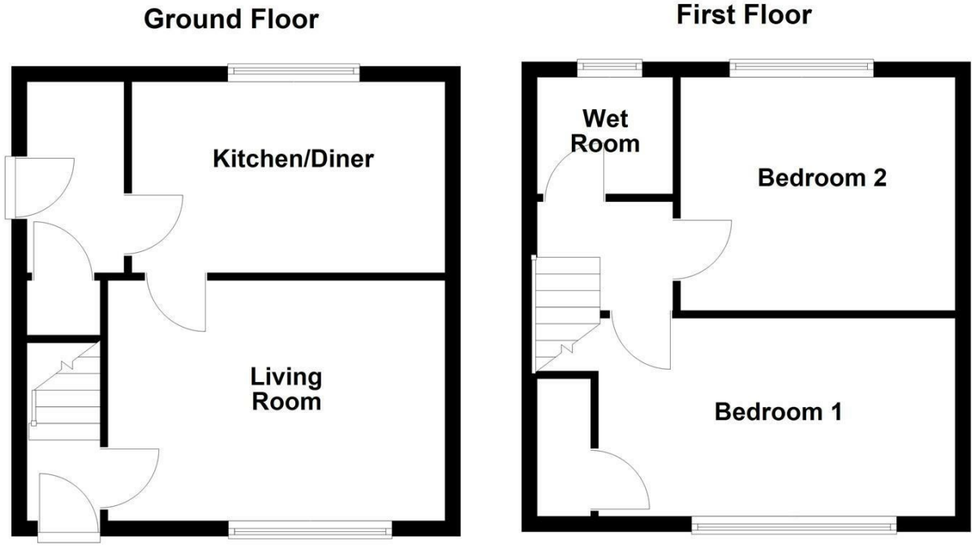
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



111 Smithy Parade, Dewsbury, WF12 0HJ

For Sale By Modern Method Of Auction Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

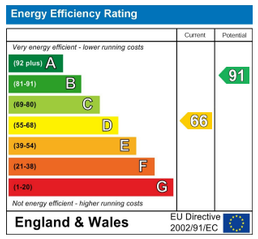
Offered to the market with no onward chain and vacant possession, this two bedroom semi detached property is situated in the sought after location of Thornhill. The home offers great potential for modernisation, boasting gardens to the front and rear, and spacious accommodation ideal for first time buyers or investors.

The property briefly comprises of the entrance hall leading into the welcoming living room, kitchen/diner and side access to the utility room. The first floor landing leads to two double bedrooms and a wet room. Outside to the front is a buffer yard and flagged pathway to the entrance door and leading to the rear garden. The enclosed rear garden is laid to lawn and flagged.

Situated in a desirable area of Thornhill, this property is conveniently placed to local amenities including shops and schools. The motorway network is only a short distance away, perfect for those looking to travel further afield.

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.



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
Timber front entrance door, carpet flooring, a staircase leading to the first floor landing and doors providing access to the living room and kitchen diner.

LIVING ROOM
14'4" x 10'2" (4.38m x 3.12m)
Carpet flooring, a gas fire and a UPVC double glazed window facing the front elevation, offering a bright and welcoming space.

KITCHEN/DINER
13'4" x 8'1" (4.07m x 2.48m)
A range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap and drainer, and tiled splashback. Space and plumbing for an oven, cooker, and fridge freezer, a gas fire as well as a UPVC double glazed UPVC window overlooking the rear elevation. Further access is provided to the side entrance/utility room.

SIDE ENTRANCE/UTILITY ROOM
8'1" x 4'1" (2.48m x 1.26m)
This area houses the gas water heater and offers additional understairs storage with a door leading to the side elevation of the property.

FIRST FLOOR LANDING
Provides access to both bedrooms, the wet room and the loft space. Wall hung gas heater.

BEDROOM ONE
15'2" x 8'5" (4.63m x 2.57m)
Spacious double bedroom featuring carpet flooring, a UPVC double glazed UPVC window facing the front elevation and built-in over-stairs storage.

BEDROOM TWO
9'10" x 11'8" (3.02m x 3.57m)
Another double bedroom with carpet flooring, storage cupboards and a UPVC double glazed window overlooking the rear elevation.

WET ROOM/W.C.
5'11" x 4'11" (1.81m x 1.51m)
A contemporary wet room fitted with a low flush w.c., wall mounted hand wash basin with mixer tap and a walk in shower with chrome rail and detachable shower head. Fully tiled from floor to ceiling with a frosted UPVC double glazed UPVC window to the rear elevation.

OUTSIDE
To the front, there is a buffer yard with a flagged pathway leading to the entrance door and further to the rear elevation garden. The rear garden is enclosed by raised bushes, offering a lawned area and flagged patio, ideal for outdoor seating and entertaining.

PLEASE NOTE
This property is non-standard (system built)) 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.

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.