Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

35 Rutland Road, Flockton, Wakefield, WF4 4TF

For Sale By Modern Method Of Auction Freehold Starting Bid £125,000

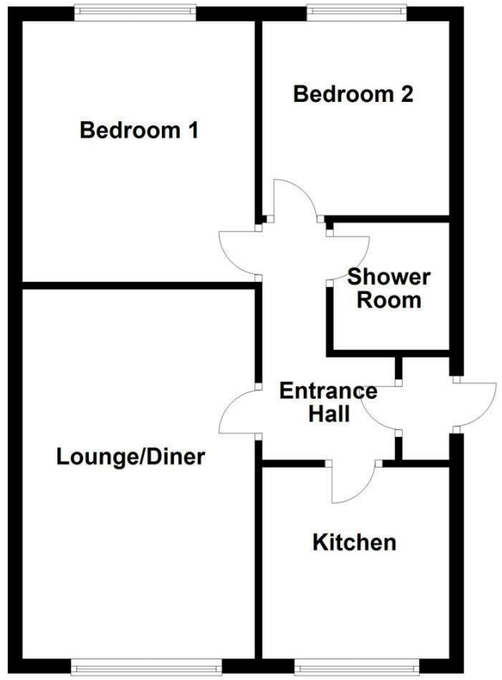
For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price. Nestled in a cul-de-sac location is this two bedroom semi detached bungalow in need of a degree of modernisation with plenty of potential and benefitting from well proportioned accommodation, off road parking and front and rear gardens.

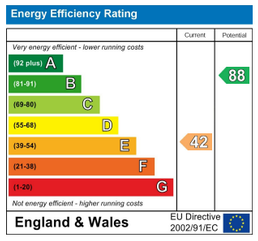
The property briefly comprises of the porch leading to the entrance hall, kitchen, lounge/diner, two bedrooms and the shower room/w.c. Outside to the front the garden is laid to lawn with a paved pathway and resin driveway leading down the side of the property. To the rear is a paved patio area, perfect for outdoor dining and entertaining with a timber shed and fully enclosed.

Located in the popular rural setting area of Flockton with shops and schools located nearby, with access to junction 39 of the M1 which is approximately a 10 minute drive away.

Simply a fantastic home which deserves a full appraisal to fully appreciate the accommodation on offer and to avoid any disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

Ground 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.

ACCOMMODATION

SIDE PORCH
UPVC double glazed door leading into the side porch with further UPVC double glazed door providing access into the entrance hall.

ENTRANCE HALL
Electric storage heater, loft access and doors to the kitchen, lounge/diner, two bedrooms and the shower room.

KITCHEN
8'8" x 8'6" (2.66m x 2.61m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window to the front.

LOUNGE/DINER
10'7" x 16'10" (3.23m x 5.15m)
Gas fireplace, coving to the ceiling and floor to ceiling UPVC double glazed partially frosted window to the front.

BEDROOM ONE
10'7" x 11'10" (3.24m x 3.62m)
UPVC double glazed window to the rear, coving to the ceiling and fitted wardrobes.

BEDROOM TWO
8'10" x 8'7" (2.71m x 2.63m)
UPVC double glazed window to the rear and coving to the ceiling.

SHOWER ROOM/W.C.
5'4" x 5'10" (1.64m x 1.79m)
Spotlights to the ceiling, UPVC double glazed frosted window to the side, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with built in shower chair, electric shower head attachment and glass shower screen. Chrome ladder style radiator.

OUTSIDE
To the front of the property the garden is laid to lawn with a paved pathway and resin driveway providing off road parking. To the rear is a paved patio are, perfect for outdoor dining and entertaining with a timber shed and fully enclosed.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.