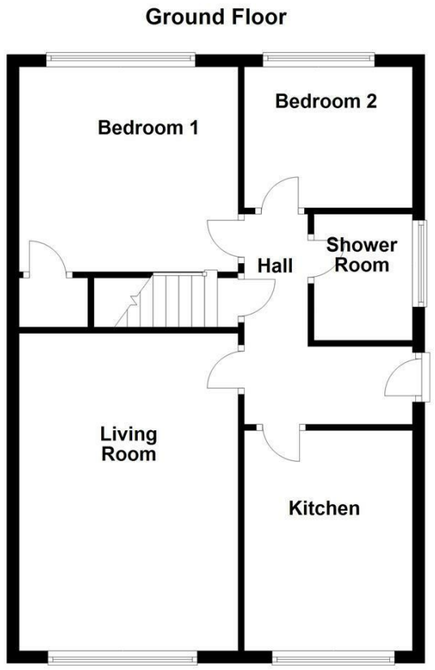
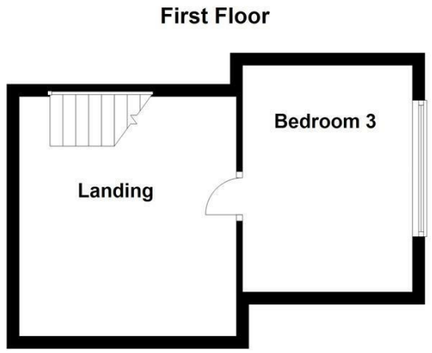


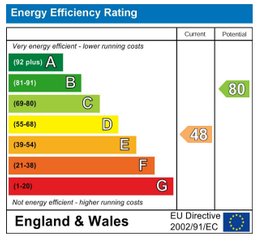




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 48 Moor Park Gardens, Dewsbury, WF12 7AT

## For Sale Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus reservation fee. Subject to an undisclosed reserve price. Situated on the outskirts of Dewsbury is this spacious three bedroom semi detached dormer bungalow benefitting from front and rear gardens, driveway parking and three bedrooms.

Available with no chain involved, the property briefly comprises of an entrance hall, living room, kitchen, two downstairs bedrooms and a downstairs shower room/w.c. To the first floor, there's a spacious landing and an upstairs bedroom. Externally the property benefits from easy to maintain front and rear gardens as well as a driveway providing off road parking and a detached garage.

Situated on this popular cul-de-sac on the outskirts of Dewsbury, this property is perfectly located for all shops and amenities that both Dewsbury and Ossett have to offer, as well as being a short drive away from Wakefield city centre and the motorway network. Spacious throughout, the property has plenty of potential and a viewing is highly recommended.

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

## ACCOMMODATION

### ENTRANCE HALL
UPVC door to the side, small porch with steps leading up to a second door with two glass panels. Access to kitchen, living room, downstairs bedrooms, bathroom/w.c. and stairs upstairs.

### LIVING ROOM
16'10" x 11'7" (5.15m x 3.55m)
UPVC double glazed windows to the front elevation, gas central heating radiator, wall lights and gas fire place with marble heath and surround

### KITCHEN
11'10" x 8'11" (3.61m x 2.73m)
UPVC double glazed window to the front elevation, central heating radiator, fitted kitchen with a range of wall and base units for storage, laminate work tops, integrated four ring gas hob with integrated oven and cooker hood above. Integrated fridge/freezer with laminate tiled floor and boiler is situated in kitchen.

### BEDROOM ONE
11'7" x 10'10" (3.55m x 3.31m)
UPVC double glazed window to the rear elevation, gas central heating radiator with a built in storage cupboard under the stairs.

### BEDROOM TWO
7'2" x 8'11" (2.2m x 2.73m)
UPVC double glazed window to the rear elevation and gas central heating radiator.

### SHOWER ROOM/W.C.
6'3" x 5'6" (1.91m x 1.69m)
UPVC frosted double glazed window to the side elevation, corner shower cubicle with walk mounted electric shower, low flush w.c. and wash hand basin with chrome taps, chrome towel rail on the side wall, extractor fan with spotlights to the ceiling and fully tiled walls.

### FIRST FLOOR LANDING
Spacious space currently used for storage, gas central heating radiator and door leading to upstairs bedroom.

### BEDROOM THREE
8'11" x 12'1" (2.74m x 3.70m)
UPVC double glazed window to the side elevation, gas central heating radiator and carpetted.

### OUTSIDE
Driveway at the front with ample space for off road parking, leading to a detached garage with power and light. An easy to maintain lawn to the front with a brick wall round two sides and a gated entry to the lawn with a bush and tree border around the outside of the lawn. Rear garden has gated entry onto a flagged patio with a small easy to maintain lawn, fence along the side with a brick wall. Garden has plenty of potential and is easy to maintain.

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

### 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 six local offices.

### 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.

### 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.