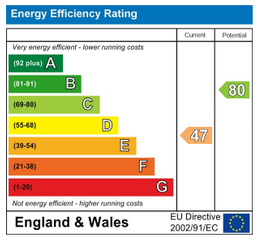
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



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.
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.

Fairview House Foxroyd Lane, Thornhill, Dewsbury, WF12 0LT

For Sale By Modern Method Of Auction Freehold Starting Bid £200,000

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price. LINK TO BID: https://www.iamsold.co.uk/property/ec02842b9d074af585a0fa58e3c80329/

Deceptive from the roadside and is this spacious and versatile four bedroom (potentially four bedrooms subject to minor amends and permissions) detached stone built house boasting accommodation over three levels and views to the rear and north of open countryside Dewsbury and beyond and offered for sale with no chain and vacant possession.

The property briefly comprises of entrance hall, sitting room and living room with access to the roof terrace. The lower ground floor leads to a further living room, kitchen, further sitting room, shower room and dining room. Both the lower ground floors have potential to create two further bedrooms, subject to minor changes and consents. The first floor landing provides access to two bedrooms which both boast en suite facilities, and office space. Outside, to the front there is a paved pathway leading to the front door and stone paved courtyard outside the lower ground floor with stunning views to the front. Whilst to the rear, the garden is tiered over several levels with stunning views and incorporating stone paved patio areas, bedding and raised composite decking area, perfect for outdoor dining and surrounded by railings.

The property is situated in this popular residential location that is surrounded by some spectacular walking countryside. The major centres of Dewsbury and Wakefield are in comfortable distance offering a broad range of facilities and the national motorway network is readily accessible.

With lots of potential, this is certainly not a property to be missed and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised to avoid disappointment.

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

ACCOMMODATION

ENTRANCE HALL
Doors leading to storage cupboard, understairs storage, sitting room and stairs to the first floor landing. Double glazed wooden window to the front and two single glazed wooden windows looking into the sitting room. Coving to the ceiling, column central heating radiator and LED ceiling spotlights.

SITTING ROOM
12'3" x 16'9" (3.74m x 5.12m)
Stairs down to the ground floor, central heating radiator, LED ceiling spotlights and coving to the ceiling. Gas fire with granite hearth, tiled surround and wooden mantle. Door leading out to the balcony and door to the living room.

LIVING ROOM
17'8" x 14'8" (5.4m x 4.48m)
Double glazed wooden framed sliding doors leading to the roof terrace, two central heating radiators, double glazed wooden window to the front, coving to the ceiling and gas fireplace with granite hearth, metal surround and marble mantle.

ROOF TERRACE
(30'4" x 12'5") ((9.25m x 3.79m))
Metal railing and south facing, which also looks out to the stunning rear views.

LOWER GROUND FLOOR LIVING ROOM
16'7" x 17'9" (5.07m x 5.43m)
This room has the potential to create a further bedroom subject to minor changes and consents. Two double glazed wooden windows to the front, three central heating radiators, LED ceiling spotlight and feature Yorkshire Range fireplace with tiled hearth and wooden mantle. Doors to the sitting room and two openings into the kitchen.

KITCHEN
12'2" x 14'5" (3.72m x 4.41m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring electric hob with extractor hood above, integrated double oven and space and plumbing for a washing machine and fridge/freezer. Set of double glazed wooden sliding doors leading into the rear garden, central heating radiator, LED ceiling spotlights and partially exposed stone brick wall.

LOWER GROUND FLOOR SITTING ROOM
17'4" x 14'7" (5.3m x 4.47m)
This room has potential to create further bedroom accommodation subject to minor changes and consents. Two wooden double glazed windows to the front, two column central heating radiators, LED ceiling spotlights, base units with laminate work surface over incorporating stainless steel sink with mixer tap and door to the shower room and opening through to the dining room. Multi fuel burner with stone hearth, exposed brick surround and stone mantle.

SHOWER ROOM/W.C.
7'10" x 3'9" (2.39m x 1.15m)
LED ceiling spotlights, Low flush w.c., pedestal wash basin and shower cubicle with shower head attachment and glass shower screen.

DINING ROOM
12'1" x 14'9" (max) x 11'1" (min) (3.7m x 4.5m (max) x 3.39m (min))
Two column central heating radiators, LED ceiling spotlights, set of fitted wardrobes with partially mirrored doors and double glazed wooden sliding doors.

FIRST FLOOR LANDING
Loft access, double glazed wooden window to the front and doors providing access to two bedrooms and office space. Central heating radiator and coving to the ceiling.

BEDROOM ONE
14'9" x 12'6" (min) x 10'0" (min) (4.5m x 3.83m (min) x 3.05m (min))
UPVC double glazed window to the rear, central heating radiator, LED ceiling spotlights and set of fitted wardrobes with partially mirrored sliding doors. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'11" x 5'4" (2.72m x 1.64m)
Double glazed wooden window to the front, central heating radiator, dado rail, decorative panelling, coving to the ceiling and LED ceiling spotlights. Low flush w.c, ceramic wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

OFFICE
7'10" x 7'8" (2.4m x 2.36m)
Door providing access into bedroom two, column central heating radiator, double glazed wooden window to the front and further loft access.

BEDROOM TWO
15'0" x 12'4" (max) x 10'1" (min) (4.58m x 3.78m (max) x 3.09m (min))
Column central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and door leading to the en suite bathroom.

EN SUITE BATHROOM/W.C.
7'0" x 5'6" (2.14m x 1.68m)
Column central heating radiator, double glazed wooden window to the front, LED ceiling spotlights, coving to the ceiling, dado rail and decorative panelling. Concealed low flush w.c., ceramic wash basin with mixer tap, bath with overhead electric shower and glass shower screen.

OUTSIDE
To the front there is a raised paved pathway leading to the front door and a small stone paved courtyard on the lower ground floor, enclosed by stone walls. To the rear, the garden is tiered over several levels incorporating stone paved patio areas, bedded areas and raised composite decking, perfect for entertaining and dining with railing surrounding. There are several planted features and walls to either side. External side access to the rear garden via a lockable gate. The rear garden boasts stunning views to the front and rear.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"This property has been owned and appreciated by our family for over 50 years. It is very peaceful and enjoys views extending to Holme Moss to the west and Woolley Edge to the east"

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

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 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.