



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



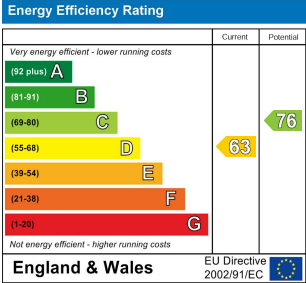
Total area: approx. 134.2 sq. metres (1444.9 sq. feet)

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.



15 Wentworth Terrace, Wakefield, WF1 3QW

For Sale Freehold Starting Bid £225,000

For sale by Modern Method of Auction; Starting Bid Price £225,000 plus reservation fee. Subject to an undisclosed reserve price. Situated close to the heart of Wakefield city centre is this three bedroom mid terrace home, offering generously proportioned accommodation and excellent potential for a purchaser looking to undertake a degree of modernisation, with huge potential to develop further. Offered for sale with no chain and vacant possession.

The accommodation begins with an entrance vestibule leading into the inner hallway, from which there is access to the living room, dining room and kitchen, together with a staircase rising to the first floor. The dining room provides access down to two useful cellar rooms, while the kitchen benefits from a storage nook housing the Vaillant combination boiler and access to the rear garden. To the first floor are three well proportioned bedrooms and the house bathroom, together with loft access and a useful storage cupboard. Externally, to the front is a small low maintenance buffer garden with paved pathway to the entrance door. To the rear is a mainly lawned garden with paved seating areas, ideal for outdoor dining and entertaining.

The property is particularly well placed for Wakefield city centre, with a wide range of shops, schools, amenities and public houses within easy reach. The bus station is also close by, while Wakefield's two railway stations provide connections towards destinations including Leeds, Manchester and London. Both the M1 and M62 motorway networks are readily accessible for those travelling further afield.

Offering spacious accommodation and considerable potential, this property would make an excellent opportunity for a range of buyers. An early internal viewing is highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



ACCOMMODATION

CELLAR ROOM ONE

23'0" x 3'6" [7.03 x 1.07]
One of two separate cellar rooms, understood to have originally formed the coal store / chute.

CELLAR ROOM TWO

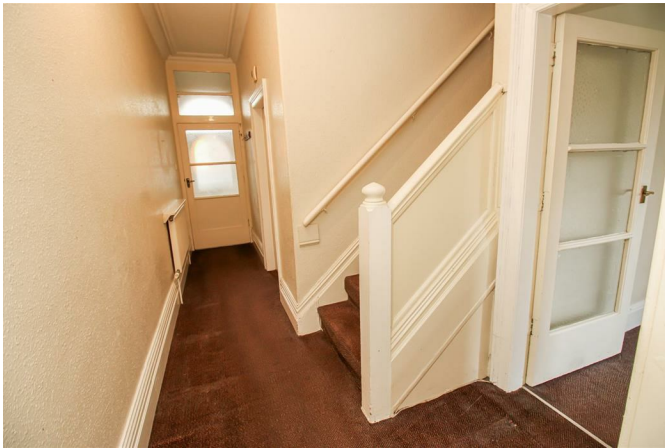
14'6" x 4'10" [4.42m x 1.48m]
Further useful cellar room retaining the original stone keeping slab.

ENTRANCE VESTIBULE

3'10" x 3'4" [1.18m x 1.03m]
Timber framed front entrance door with frosted glazed panel leading into the vestibule, with a further timber framed door incorporating frosted glazing providing access into the inner hallway. Coving to the ceiling.

INNER HALLWAY

17'7" x 6'6" [5.36m x 2.00m]
Central heating radiator and coving to the ceiling. Access to the living room, dining room and kitchen, with staircase providing access to the first floor landing.



LIVING ROOM

14'11" x 14'3" [4.56 x 4.35]
Timber framed single glazed sash window overlooking the front elevation with secondary glazing. Coving to the ceiling and three central heating radiators.

DINING ROOM

14'11" x 11'8" [4.56m x 3.57m]
Timber framed single glazed sash window overlooking the rear elevation and central heating radiator. Coving to the ceiling and picture rail. Access to the cellar.



KITCHEN

10'8" x 6'11" [3.27m x 2.12m]
Timber rear entrance door and timber framed single glazed sash window overlooking the rear elevation. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with tiled splashbacks. Space and plumbing for a gas cooker, washing machine and fridge freezer. Opening to a useful storage nook housing the Vaillant combination boiler.

FIRST FLOOR LANDING

15'7" x 6'11" [4.77m x 2.12m]
Central heating radiator and loft access. Doors provide access to three bedrooms, the house bathroom and a useful storage cupboard.



BEDROOM ONE

14'3" x 11'8" [4.35m x 3.57m]
Timber framed single glazed sash window overlooking the front elevation with secondary glazing and central heating radiator.



BEDROOM TWO

12'1" x 11'1" [3.70 x 3.38]
Timber framed single glazed sash window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

14'3" x 6'11" [4.35m x 2.12m]
Timber framed single glazed sash window overlooking the front elevation with secondary glazing and central heating radiator.

HOUSE BATHROOM

11'0" x 6'11" [3.37m x 2.11m]
Timber framed single glazed sash window overlooking the rear elevation and central heating radiator. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with electric shower attachment and glazed shower screen. Part tiled walls.



OUTSIDE

To the front is a small buffer garden, mainly pebbled, with a paved pathway leading to the entrance door. Wall boundary and timber gate providing access. To the rear is a mainly lawned garden with paved areas providing space for outdoor dining and entertaining. The garden is enclosed by a combination of walling and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Wakefield 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.