17 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. A superb opportunity to purchase this spacious three bedroom end terrace home, situated within the sought after St John's area of Wakefield and offering generously proportioned accommodation arranged over three floors.

The accommodation is approached via a substantial entrance hall with doors leading to the spacious living room, separate sitting/dining room and kitchen with useful pantry storage. From the sitting/dining room, a staircase leads down to the lower ground floor where there are two useful cellar rooms, providing excellent additional storage. To the first floor are three well proportioned bedrooms together with the house bathroom, a large storage cupboard and loft access from the landing. Externally, to the front is a low maintenance pebbled buffer garden with Yorkshire stone pathway and attractive brick boundary walls. To the rear is a pleasant lawned garden with paved access and a shared pathway arrangement with the neighbouring property.

The property is well placed for a range of local amenities and schools, with Wakefield city centre, the bus station and Wakefield Westgate railway station all within easy reach, making this a particularly convenient location for commuters.

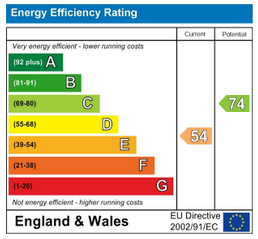
Only a full internal inspection will truly reveal the space and potential this characterful home has to offer. An early viewing is highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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.

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ACCOMMODATION

ENTRANCE HALL
Timber front entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling and staircase with handrail providing access to the first floor landing. Three doors provide access into the living room, sitting/dining room and kitchen.

LIVING ROOM
16'4" x 14'2" (4.99m x 4.34m)
Timber single glazed window with secondary glazing overlooking the front elevation. Coving to the ceiling, picture rail and three central heating radiators.

SITTING/DINING ROOM
14'9" x 12'5" (4.50 x 3.79)
Timber single glazed sash window overlooking the rear elevation. Central heating radiator and strip lighting. Door providing access down to the lower ground floor cellar rooms.

MAIN CELLAR
14'5" x 5'0" (4.40m x 1.53m)
Useful cellar room with original stone keeping table to one side. The property meters are also housed here and there is lighting within.

COAL CHUTE ROOM
22'10" x 3'6" (6.98m x 1.08m)
Additional cellar storage room accessed from the lower ground floor.

KITCHEN
11'0" x 6'10" (3.36m x 2.10m)
Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with separate taps. Space for a freestanding oven and grill and space for a large freestanding fridge freezer. Timber single glazed sash window overlooking the rear aspect and timber rear door with single glazed fanlight above. Opening to a pantry cupboard with fixed shelving. The condensing regular boiler is also housed within the pantry area.

FIRST FLOOR LANDING
Central heating radiator and strip lighting. Timber single glazed roof light providing natural light to the landing. Five doors provide access to three bedrooms, the house bathroom and a large storage cupboard with fixed shelving. Loft access and fixed coat hooks to the wall.

BEDROOM ONE
14'3" x 12'9" (4.35m x 3.91m)
Timber single glazed window with secondary glazing overlooking the front elevation. Central heating radiator.

BEDROOM TWO
13'3" x 11'0" (4.05m x 3.37m)
Timber single glazed sash window overlooking the rear elevation. Central heating radiator.

BEDROOM THREE
14'3" x 7'2" (4.35m x 2.20m)
Timber single glazed window with secondary glazing overlooking the front elevation. Central heating radiator.

HOUSE BATHROOM
11'0" x 6'11" (3.36m x 2.12m)
Fitted with a three piece suite comprising panelled bath with separate taps and tiled splashback, pedestal wash basin with separate taps and tiled splashback, and low flush W.C. Timber single glazed sash window overlooking the rear elevation. Useful storage cupboard and central heating radiator.

OUTSIDE
On street parking is available on a first come, first served basis. A Yorkshire stone paved pathway leads from the roadside to a low maintenance pebbled buffer garden. The frontage is enclosed by solid brick built walls with stone copings. A timber gate provides access to a paved pathway leading through to the rear garden. The rear garden is predominantly laid to lawn with a paved pathway running along one side. The pathway is shared with the neighbouring property. The garden is enclosed by timber panel 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.