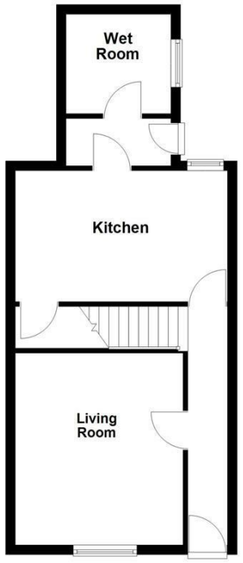
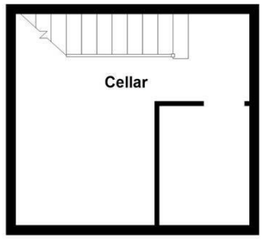
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

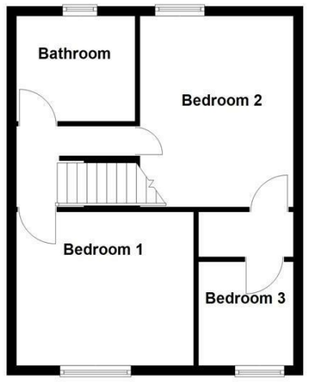
Ground Floor



Basement



First Floor





4 Hanover Street, Wakefield, WF2 9BW

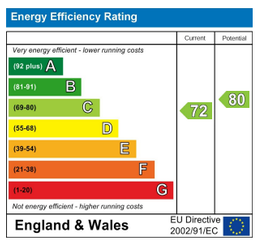
For Sale By Modern Method Of Auction Freehold Starting Bid £125,000

For sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation fee. Subject to an undisclosed reserve price. Ideally located for Wakefield city centre is this three bedroom mid terrace property benefitting from useful cellar room, low maintenance rear yard, air pump heating and solar panels.

The accommodation briefly comprises of entrance hall, living room, kitchen with access down to the cellar and wet room/w.c. The first floor landing leads to three bedrooms and house bathroom/w.c. Outside to the front is on street parking and a low maintenance paved patio to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market. 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.



ACCOMMODATION

ENTRANCE HALL
12'11" x2'7" (3.94m x0.8m)
UPVC front entrance door, stairs to the first floor landing and doors to the living room and kitchen.

LIVING ROOM
13'0" x. 10'3" (3.98m x. 3.14m)
Central heating radiator, UPVC double glazed window to the front elevation and coving to the ceiling.



KITCHEN
16'6" x 11'1" (5.05m x 3.38m)
Range of wall and base units incorporating Range cooker and extractor hood over, space and plumbing for a washing machine, fridge/freezer and dryer. Central heating radiator, UPVC double glazed window to the rear elevation and door to the wet room. Access down to the cellar.

CELLAR
10'7" x 15'10" (3.24m x 4.84m)
Work shop space (1.56m x 2.17m) with butcher block work surface over.

WET ROOM/W.C.
5'4" x 5'7" (1.63m x 1.72m)
Electric Myra shower, low flush w.c. and pedestal wash basin. Extractor fan, central heating radiator and UPVC double glazed frosted window to the side elevation. Tiled walls and floor.



FIRST FLOOR LANDING
Loft access and doors to three bedrooms and bathroom.

BEDROOM ONE
10'2" x 9'10" (3.11m x 3.0m)
Central heating radiator and UPVC double glazed window to the front elevation.



BATHROOM/W.C.
4'11" x 8'1" (1.52m x 2.48m)
Bath suite, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear elevation, central heating radiator and laminate flooring.



BEDROOM TWO
8'1" x 4'11" plus 10'10" x 10'9" (2.47m x 1.52m plus 3.32m x 3.28m)
Central heating radiator, UPVC double glazed window to the rear elevation and door to bedroom three.



BEDROOM THREE
10'4" x 6'0" (3.17m x 1.83m)
Central heating radiator and UPVC double glazed window to the front elevation.



OUTSIDE
To the rear is a paved patio area surrounded by timber fencing.



SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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.