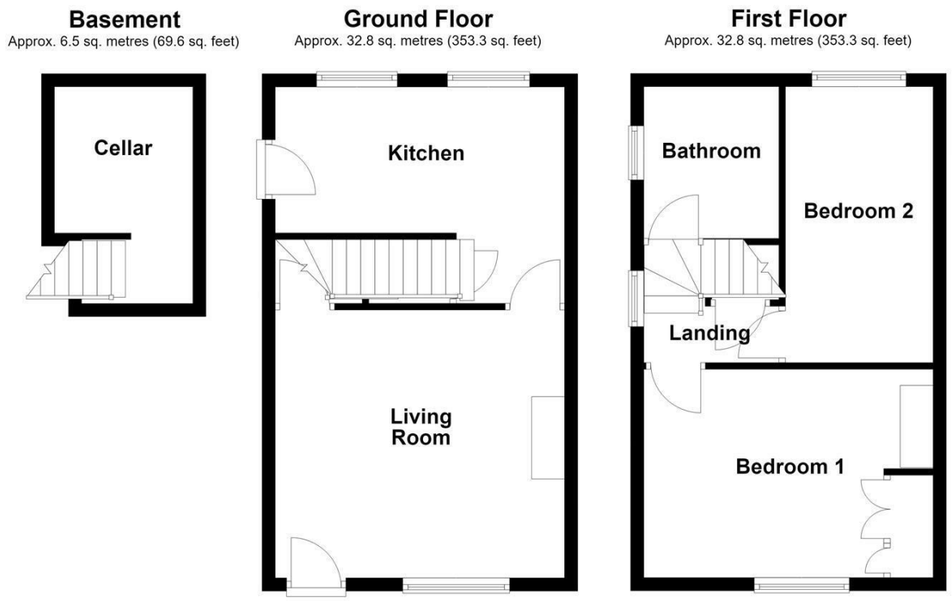


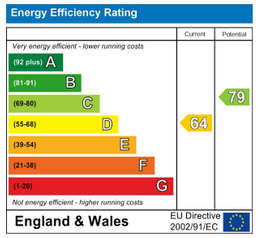
Total area: approx. 72.1 sq. metres (776.3 sq. feet)

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.

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



3 Oakes Street, Wakefield, WF2 9LN

For Sale Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this well presented two bedroom end terrace property, offering spacious accommodation throughout including a generous living room, modern kitchen with breakfast bar and the additional benefit of a useful cellar room on the lower ground floor.

The accommodation briefly comprises a spacious living room and contemporary kitchen with breakfast bar, whilst the lower ground floor provides access to the cellar room, offering useful additional space. To the first floor are two good sized double bedrooms and a modern three piece house bathroom, together with a useful storage cupboard positioned over the stair bulkhead. Externally, to the front is an enclosed and low maintenance garden, bordered by brick walling and timber fencing, with a central timber gate providing access. The garden incorporates artificial lawn and a paved pathway leading to the front entrance, together with a timber shed providing useful external storage. On street parking is available on a first come, first served basis, whilst to the rear is a shared low maintenance pathway, currently utilised for bin storage and access.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended.

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



ACCOMMODATION

LIVING ROOM
14'5" x 13'3" (4.40m x 4.04m)
UPVC double glazed front entrance door leading into the living room, with frosted UPVC double glazed fanlight above and a further UPVC double glazed window overlooking the front aspect. Ceiling rose, coving to the ceiling, central heating radiator and feature fire set on a tiled hearth with decorative wooden surround. Two doors provide access into the kitchen and to the staircase leading down to the cellar room.





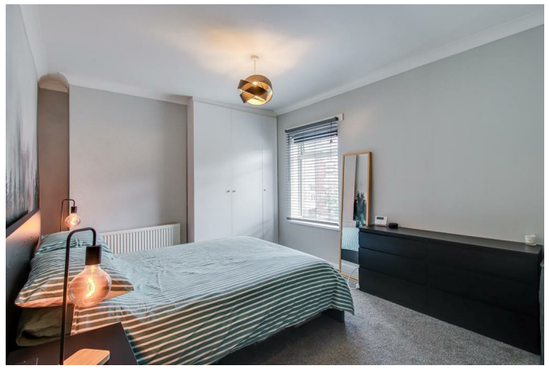
CELLAR ROOM
6'11" x 6'11" (2.12m x 2.11m)
Useful cellar storage room with lighting.

KITCHEN
14'3" x 10'9" (max) x 7'2" (min) (4.35m x 3.28m (max) x 2.20m (min))
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Incorporating a 1 1/2 bowl stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, space for a large freestanding fridge freezer and built in wine rack. Integrated oven and grill, four ring gas hob with glass splashback and extractor hood above. Two UPVC double glazed windows overlook the rear aspect, together with a UPVC double glazed side entrance door, breakfast bar and central heating radiator. A cupboard houses the consumer unit, whilst a further door provides access to the staircase leading to the first floor landing.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, coving to the ceiling and three doors providing access to two bedrooms and the house bathroom. A small storage cupboard positioned over the stair bulkhead provides useful storage, together with an extractor fan to the ceiling.

BEDROOM ONE
10'4" x 14'5" (3.17m x 4.40m)
UPVC double glazed window overlooking the front elevation, fitted wardrobes to one corner, coving to the ceiling and central heating radiator.



BEDROOM TWO
7'3" x 13'9" (2.23m x 4.21m)
UPVC double glazed window overlooking the rear elevation, pitched sloping ceiling, central heating radiator and loft access.



BATHROOM
7'0" x 6'2" (2.15m x 1.90m)
Fitted with a three piece suite comprising panelled bath with separate chrome taps, glazed shower screen and electric shower over, low flush W.C. and pedestal wash basin with separate chrome taps. Laminate flooring, part tiled walls, frosted UPVC double glazed window overlooking the side elevation, central heating radiator and wall mounted extractor fan.



OUTSIDE
To the front of the property is an enclosed low maintenance garden with solid brick walling and timber fencing, together with a central timber gate providing access onto a paved pathway. Artificial lawned areas sit to either side of the pathway, with a timber lean-to shed to the side providing useful external storage. On street parking is available on a first come, first served basis. To the rear is a low maintenance tarmac area, currently utilised for bin storage.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.