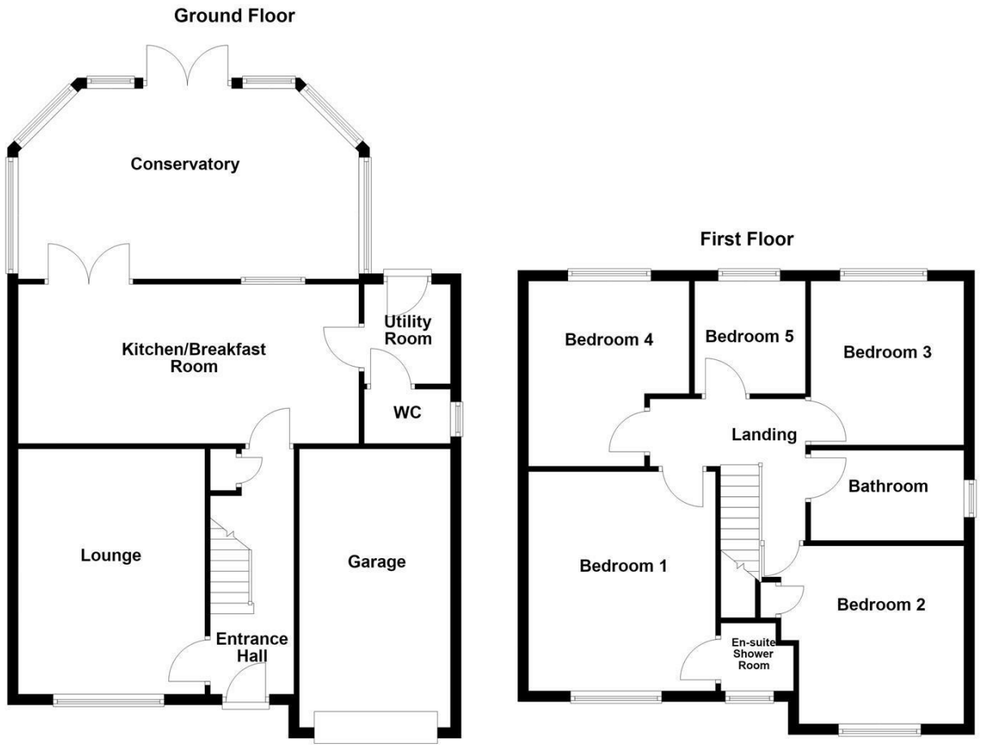
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





24 The Rowans, Robin Hood, Wakefield, WF3 3FA

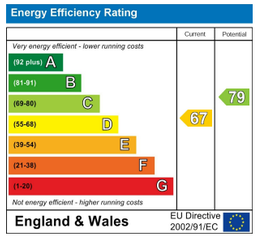
For Sale By Modern Method Of Auction Freehold Starting Bid £340,000

For sale by Modern Method of Auction; Starting Bid Price £340,000 plus reservation fee. Subject to an undisclosed reserve price. Superbly appointed throughout and offering spacious, versatile accommodation is this impressive five bedroom detached family home, offered for sale to include the existing furniture.

The accommodation briefly comprises an entrance hall, lounge, open plan kitchen diner, utility room, downstairs W.C. and a substantial conservatory overlooking the rear garden. To the first floor are five bedrooms, with the principal bedroom benefitting from an en suite shower room, together with a modern main house bathroom. Externally, to the front is a lawned garden and tarmacadam driveway providing off road parking for two vehicles and leading to the garage. To the rear is an enclosed lawned garden incorporating timber decked and stone flagged patio areas, together with a useful brick built outbuilding which could be utilised as a home office, gym or storage space.

The property is well placed for a range of local amenities including shops and schools, with regular bus services nearby and convenient access to the motorway network.

Offered with no onward chain, this fantastic home is ideally suited to the growing family and deserves an early viewing to fully appreciate the generous accommodation on offer. 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
Front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Doors provide access to the lounge, kitchen diner and useful understairs storage cupboard.

LOUNGE
15'1" x 10'8" (4.60m x 3.27m)
UPVC double glazed window overlooking the front elevation with fitted shutters. Laminate flooring and central heating radiator.

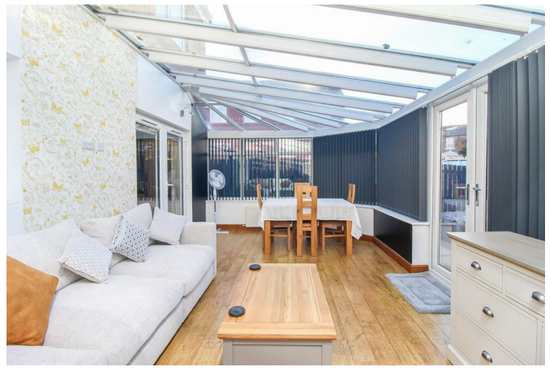


KITCHEN DINER
21'1" x 9'9" (6.43m x 2.98m)
Fitted with a modern range of wall and base units with work surfaces over, incorporating a breakfast bar area. Inset stainless steel sink and drainer, four ring gas hob with stainless steel splashback and extractor hood above, integrated oven and grill and integrated dishwasher. Two integrated fridge freezers. Tiled splashbacks, wood effect flooring and central heating radiator. UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors providing access into the conservatory. Door providing access into the utility room

UTILITY ROOM
7'2" x 5'4" (2.19 x 1.65)
Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine. Rear access door, central heating radiator and tiled effect flooring. The boiler is also housed within the utility room.

DOWNSTAIRS W.C.
Fitted with a low flush W.C. and pedestal wash basin with tiled splashback. Central heating radiator, tiled flooring and frosted UPVC double glazed window overlooking the side elevation.

CONSERVATORY
21'1" x 11'11" (6.43m x 3.65m)
A substantial conservatory of UPVC double glazed construction set on a brick built base. UPVC double glazed French doors opening directly onto the rear garden. Wood effect laminate flooring and two central heating radiators.



FIRST FLOOR LANDING
Laminate flooring and loft access. Doors provide access to five bedrooms and the house bathroom.

BEDROOM TWO
12'5" x 10'7" (3.81m x 3.25m)
UPVC double glazed window overlooking the front elevation. Laminate flooring and built-in wardrobe.



HOUSE BATHROOM
9'5" x 5'6" (2.88m x 1.68m)
Fitted with a three piece suite comprising low flush W.C., panelled bath with tiled splashback and pedestal wash basin with tiled splashback. Fully tiled flooring, central heating radiator and recessed spotlights to the ceiling. Frosted UPVC double glazed window overlooking the side elevation.

BEDROOM THREE
10'2" x 9'5" (3.10m x 2.88m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and laminate flooring.

BEDROOM FIVE
6'11" x 6'9" (2.12m x 2.08m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and laminate flooring.

BEDROOM FOUR
11'9" x 10'0" (3.60 x 3.07)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and laminate flooring.

BEDROOM ONE
13'4" x 10'9" (4.07m x 3.28m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and laminate flooring. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'1" x 5'2" (1.86 x 1.59)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and double shower enclosure with mixer shower. Fully tiled walls, central heating radiator and recessed spotlights to the ceiling. Frosted UPVC double glazed window overlooking the front elevation. Laminate flooring.

BRICK BUILT OUTBIULDING
10'10" x 7'5" (3.32 x 2.27)
UPVC double glazed windows to the front and side elevations together with UPVC double glazed French doors. A useful and versatile space suitable for a variety of purposes including a home office, gym or additional storage.



OUTSIDE
To the front is a lawned garden together with a tarmacadam driveway providing off road parking for two vehicles. The driveway leads to a garage with up and over door. To the rear is an enclosed lawned garden incorporating timber decked and stone flagged patio areas. There is also access to the useful brick built outbuilding.



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 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.

PLEASE NOTE
The vendor has advised that they would include all furniture in the sale.

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.