



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



11 Burkill Street, Wakefield, WF1 5PA

For Sale By Modern Method Of Auction Freehold Starting Bid £80,000

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus reservation fee. Subject to an undisclosed reserve price. Situated only a short distance from Wakefield city centre is this two bedroom mid terrace property offered to the market with no chain and benefitting from well proportioned accommodation throughout and an enclosed rear garden.

The property briefly comprises of living room, hallway providing access to understairs storage cupboard, dining room and kitchen. The first floor landing leads to two bedrooms, with bedroom one boasting a walk in wardrobe and the house bathroom/w.c. with access to the loft room, which could be used for a variety of purposes. Outside there is on street parking and to the rear, a low maintenance pebbled garden with paved pathway to a rear gate, enclosed by timber fencing.

The property is well placed to local amenities including shops and schools within walking distance. Main bus routes run to and from Wakefield city centre, which is only a short distance away. For those who wish to commute further afield, Sandal & Agbrigg train station is nearby.

This property would make an ideal purchase for the first time buyer or professional couple and only a full internal inspection will reveal all that's on offer and an early viewing is highly advised to avoid disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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ACCOMMODATION

LIVING ROOM

13'9" x 12'0" [4.21m x 3.68m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fireplace with stone hearth. Door leading through to the hallway.



HALLWAY

Access to understairs storage cupboard and door through to the dining room.

DINING ROOM

12'1" x 13'10" [3.7m x 4.24m]

UPVC double glazed window and door to the rear, an opening through to the kitchen, central heating radiator and door to the stairs providing access to the first floor landing. Fireplace with stone hearth.



KITCHEN

9'1" x 4'7" [2.79m x 1.41m]

Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and extractor hood above, space and plumbing for a washing machine and UPVC double glazed window to the side.

FIRST FLOOR LANDING

Loft access, two bedrooms and house bathroom.

BEDROOM ONE

13'10" x 12'0" [4.22m x 3.68m]

Decorative cast iron fireplace, UPVC double glazed window to the front, central heating radiator and an opening to a walk in wardrobe.



WALK IN WARDROBE

2'10" x 4'5" [0.88m x 1.35m]

Further loft access.

BEDROOM TWO

12'1" x 9'1" [max] x 7'10" [min] [3.7m x 2.78m [max] x 2.41m [min]]

UPVC double glazed window to the rear, fitted storage cupboard, central heating radiator and decorative cast iron fireplace.



BATHROOM/W.C.

4'4" x 8'10" [1.33m x 2.7m]

UPVC double glazed window to the rear, LED ceiling spotlights, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and bath with overhead shower attachment and partially tiled.



LOFT ROOM

17'5" x 13'10" [5.33m x 4.22m]

Fully boarded with Two Velux skylights. Could be used for a variety of purposes.

OUTSIDE

On street parking available. To the rear, a predominantly pebbled low maintenance garden with paved pathway leading to a rear timber gate, enclosed by walls and timber fencing.

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 the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.