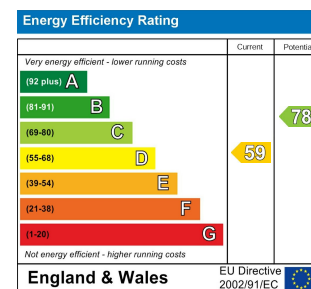
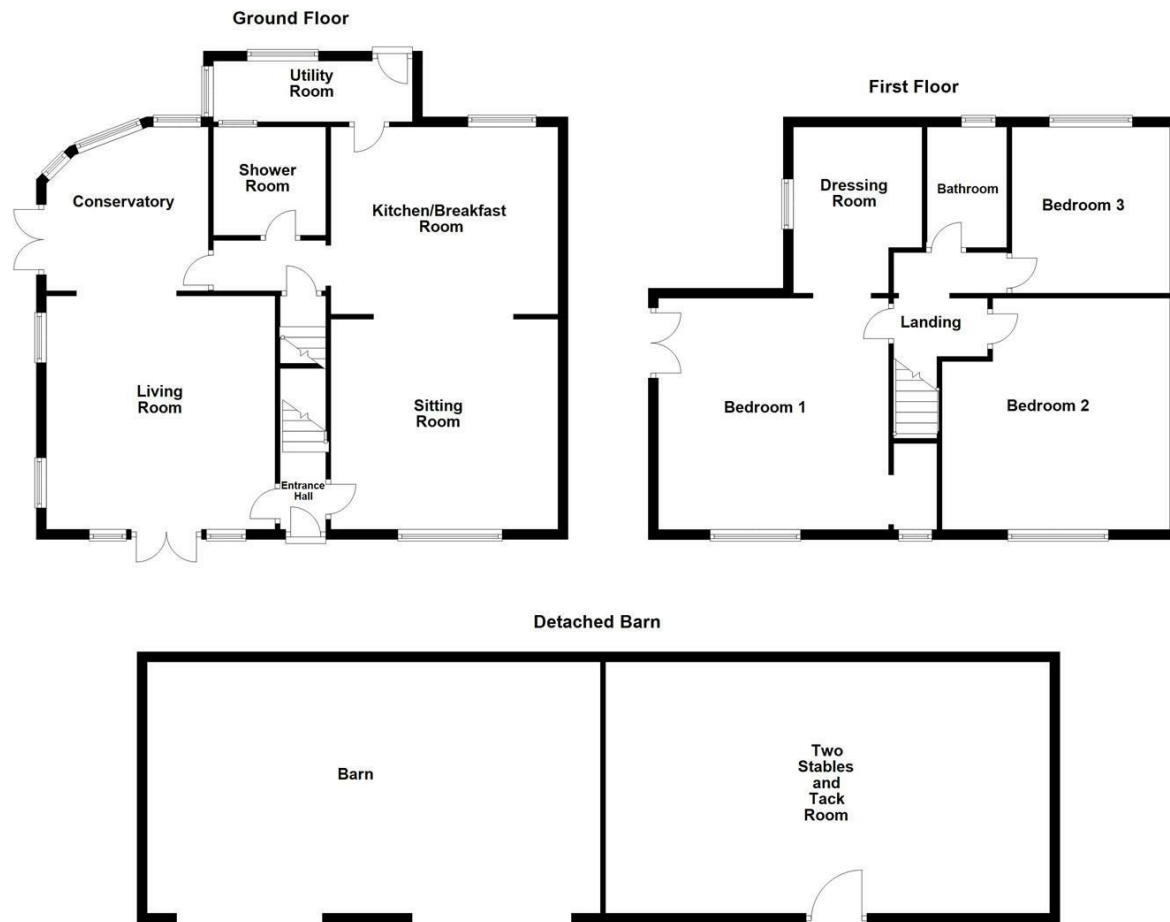




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not 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.



Melbourne Cottage, 381 Bradford Road, Wrenthorpe, Wakefield, WF2 0QL For Sale By Modern Method Of Auction Starting Bid £375,000

For sale by Modern Method of Auction; Starting Bid Price £375,000 plus reservation fee. Subject to an undisclosed reserve price.

A substantial farm house situated on a generous sized plot incorporating large barn with two stable blocks and tack room, offering huge potential to develop further, subject to consent with open views of fields and adjoining countryside to the side.

With UPVC double glazing and gas central heating throughout, the accommodation fully comprises of entrance hall, living room, kitchen/breakfast room with utility room, sitting room, conservatory and shower room/w.c. Stairs to the first floor lead to three large double bedrooms with bedroom one boasting walk in dressing room and main house bathroom/w.c. Outside to the front is a lawned garden incorporating patio and enjoying a high degree of privacy with plants, trees and shrubs bordering. To the rear there is gated access from Bradford Road which provides off street parking for several vehicles. To the side there is a stone terrace patio and large timber framed summerhouse with open views of fields and adjoining countryside. In addition to the rear of the property there is a large barn with part incorporating two stable blocks and tack room.

Situated in a prime part of Wrenthorpe the property is well placed to local amenities including shops and schools with local bus routes nearby. There is easy access to the motorway network, ideal for the commuter looking to travel further afield.

Having being owned by the same family for approximately 200 years, properties of this nature rarely come to the open market and with huge potential throughout to develop further, subject to consent and an early viewing comes highly recommended to avoid disappointment.

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



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, doors to the sitting room and living room.

LIVING ROOM

15'3" x 14'10" [4.66m x 4.53m]

UPVC double glazed windows to the side, UPVC double glazed French doors to the front with windows either side, coving to the ceiling and feature brick built open fire with exposed brick back and solid stone hearth. Squared archway into the conservatory.



CONSERVATORY

11'11" (max) x 10'3" (max) [3.65m (max) x 3.13m (max)]

Fully UPVC double glazed on a brick built base with French doors to the side, radiator and door into the inner hallway.

INNER HALLWAY

Radiator, understairs door leading down to the cellar room, door to the downstairs shower room and doorway into the kitchen/breakfast room.

SHOWER ROOM/W.C.

7'6" x 6'9" [2.29m x 2.07m]

Low flush w.c., wash basin over vanity unit, corner shower cubicle with electric shower, UPVC double glazed frosted window to the rear, coving to the ceiling and radiator.

KITCHEN/BREAKFAST ROOM

14'10" x 12'2" [4.54m x 3.72m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, drawers down the base units, four ring gas hob with filter hood above, integrated stoves grill and double oven. Space for a fridge and freezer, UPVC double glazed window to the rear, radiator, recess ceiling spotlights, coving to the ceiling, tiled effect floor and under plinth lighting. Door into the utility room and exposed wooden beam archway into the sitting room.



UTILITY ROOM

11'6" x 4'0" [3.52m x 1.23m]

Wall and base units with work surface over, plumbing for a washing machine, radiator, tiled effect floor, UPVC stable door the rear and UPVC double glazed windows to the rear and side.

SITTING ROOM

15'1" x 15'0" [4.61m x 4.58m]

UPVC double glazed window to the front, door to the entrance hall, coving to the ceiling, recess ceiling spotlights, radiator and space for a feature fire with Yorkshire stone hearth, wooden mantle and exposed brick surround.



FIRST FLOOR LANDING

Doors to three bedrooms and the bathroom.

BEDROOM ONE

14'11" x 14'11" [4.56m x 4.55m]

UPVC double glazed window to the front, French doors to the side, radiator, coving to the ceiling, storage area off with UPVC double glazed window to the front and squared archway into separate walk in dressing room.



DRESSING ROOM

11'2" x 6'7" [3.41m x 2.03m]

UPVC double glazed window to the side, recess ceiling spotlights and coving to the ceiling. Fitted with garment/clothes units for hanging and drawers.

BEDROOM TWO

14'11" x 11'8" (min) x 15'3" (max) [4.57m x 3.57m (min) x 4.67m (max)]

UPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM THREE

12'2" x 9'10" [3.71m x 3.02m]

UPVC double glazed window to the rear, radiator and airing cupboard.

BATHROOM/W.C.

8'4" x 4'8" [2.55m x 1.43m]

Low flush w.c., wash basin with vanity cupboards, panelled bath with electric shower over and part tiled walls. UPVC double glazed frosted window to the rear, heated towel radiator and detailed coving to the ceiling.

OUTSIDE

Access from the main road, to the side, which in turn provides off road parking for several vehicles and leads to the barn and two stable blocks, which could be utilised and developed subject to consent. The vendor advises the barn measures L18.9m x W5.2m x H5.3m (min) x H6.5 (max). There is a private entrance with wooden gated access to the side. To the immediate front of the property is a lawned garden with plants, trees and shrubs bordering enjoying a high degree of privacy and incorporating flagged terraced patio. To the side is an Indian stone terraced patio leading to a large timber framed summerhouse, which could be used for a variety of purposes. There are two concrete sectional detached outbuildings.



PLEASE NOTE

The land adjacent to the property is not included within the sale.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"A quiet idyllic area that has fabulous options to everything!"