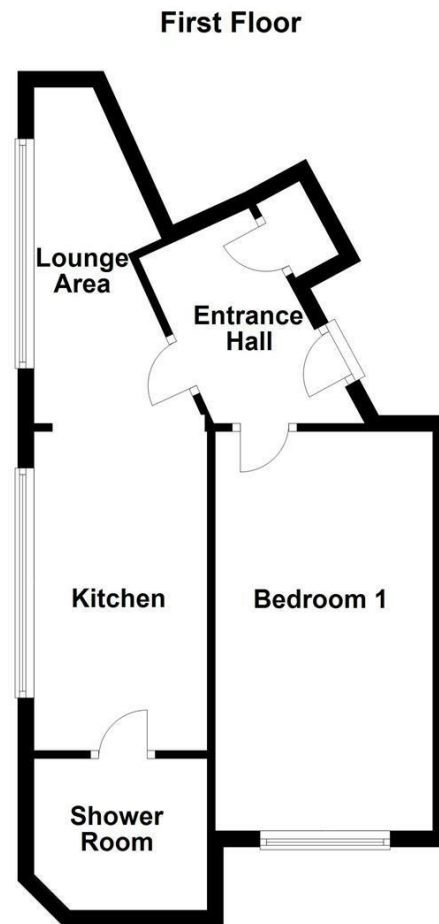




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



**106 Union Street, Wakefield, WF1 3AE**

**For Sale By Modern Method Of Auction Starting Bid £90,000**

For sale by Modern Method of Auction; Starting Bid Price £95,000 plus reservation fee. Subject to an undisclosed reserve price. An ideal opportunity for the investor is this city centre modern one bedroom first floor apartment, which is superbly appointed and has tenant in situ (currently paying £675 per calendar month).

The accommodation comprises communal entrance hallway with entrance door into the property entrance hall. A breakfast kitchen with lounge area off, contemporary shower room/w.c. and a spacious double bedroom.

Occupying a prime city centre location surrounded by fantastic range of amenities, public houses, restaurants and Wakefield bus station. Both Westgate and Kirkgate railway stations are within walking distance. Having good access to the motorway networks.

An ideal investment opportunity 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

### COMMUNAL ENTRANCE HALL

Stairs to the first floor.

### ENTRANCE HALL

Entrance door into entrance hall. Intercom system, doors to bedrooms, airing cupboard/store room and open plan kitchen/living room.

### KITCHEN/BREAKFAST ROOM

12'11" x 7'0" [3.96m x 2.14m]

Modern fitted wall and base units with work surface over, stainless steel sink and drainer, integrated oven and grill, four ring electric hob with stainless steel filter hood above, integrated washing machine, integrated fridge and freezer. Drawers down the base units, recess lights, electric radiator, tiled effect floor and UPVC double glazed window to the rear. Door to modern fitted shower room.



### LIVING AREA

14'0" x 5'4" [max] x 1'7" [min] [4.28m x 1.65m [max] x 0.50m [min]]

Wall mounted electric heater, recess ceiling spotlights and UPVC double glazed window to the rear.



### SHOWER ROOM/W.C.

7'1" x 4'11" [2.18m x 1.51m]

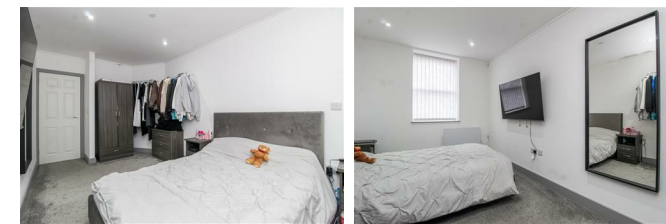
UPVC double glazed window to the side, shower cubicle with mixer shower, part tiled walls, low flush w.c., wash basin over vanity cupboards and wood effect floor.



### BEDROOM ONE

16'2" x 8'6" [4.94m x 2.61m]

UPVC double glazed window to the side, wall mounted electric heater and recess ceiling spotlights.



### OUTSIDE

There is a communal roof top terrace.

### LEASEHOLD

The service charge is £1004 [pa] and a Peppercorn ground rent. The remaining term of the lease is 998 years [2024]. A copy of the lease is held on our file at the Wakefield office.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.