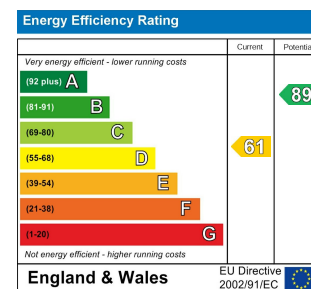
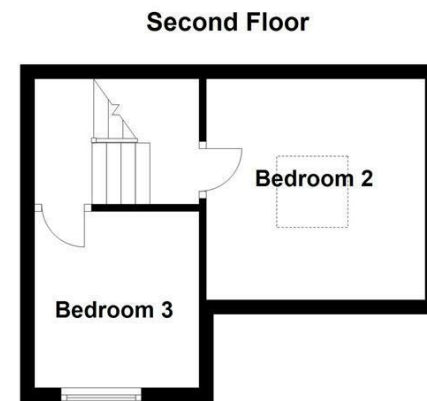
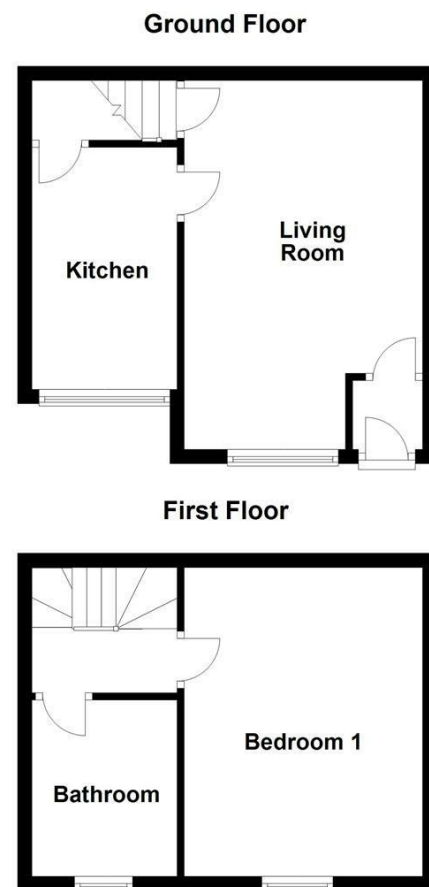




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



5 Copperfield Crescent, Leeds, LS9 0BS

For Sale By Modern Method Of Auction Freehold Starting Bid £100,000

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. Subject to an undisclosed reserve price.

A three bedroomed enclosed townhouse with accommodation laid out over three levels set in this convenient residential location.

With UPVC double glazed windows and a gas fire central heating system, the property is approached from the front into a small entrance porch that leads through into the living room. Steps then lead down into the adjoining fitted kitchen. There is a useful cellar room for additional storage. To the first floor the main bedroom sits alongside the family bathroom. Steps then lead up to the second floor where there are two further bedrooms. Outside to the front there is on street parking available.

The property is situated within walking distance of a good range of local amenities with main bus routes running to and from the broader range of amenities in Leeds city centre. Motorway links are only a short distance away, perfect for the commuter and those looking to travel further afield.

Ideal for the first time buyer, couples or investments, a full internal inspection is highly recommended.

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



ACCOMMODATION

ENTRANCE PORCH

Panelled front entrance door with security screen and inner door to the living room.

LIVING ROOM

17'0" x 11'1" (max) [5.2m x 3.4m (max)]

Window to the front, central heating radiator and laminate flooring.



KITCHEN

11'1" x 6'6" [3.4m x 2.0m]

Window to the front. A range of white fronted wall and base units with contrasting dark laminate work tops incorporating stainless steel sink unit. Tiled splash backs, four ring ceramic hob, built in oven and space and plumbing for a washing machine. Useful understairs store.

CELLAR

Useful cellar storage room.

FIRST FLOOR LANDING

Return staircase to the second floor.

BEDROOM ONE

14'1" x 10'9" [4.3m x 3.3m]

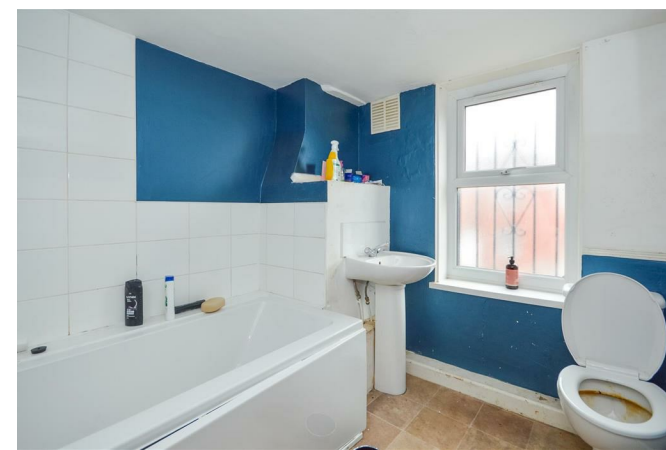
Window to the front, central heating radiator and fitted cupboard concealing the gas fired central heating boiler.



BATHROOM/W.C.

8'2" x 6'6" [2.5m x 2.0m]

Frosted window to the front and fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c.



SECOND FLOOR

BEDROOM TWO

10'2" x 10'2" [3.1m x 3.1m]

Velux rooflight set into the sloping ceiling.



BEDROOM THREE

8'2" x 7'6" [2.5m x 2.3m]

Window to the front and central heating radiator.



OUTSIDE

To the front there is on street parking available.

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 Ossett 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.