



3 Clarke Grove, Wakefield, WF1 4TH

*Guide Price £200,000+ (plus fees)

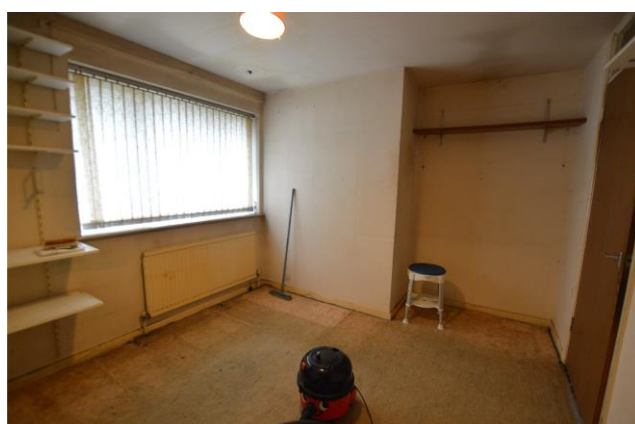
**For Sale by auction on
Wednesday 11th May 2022**



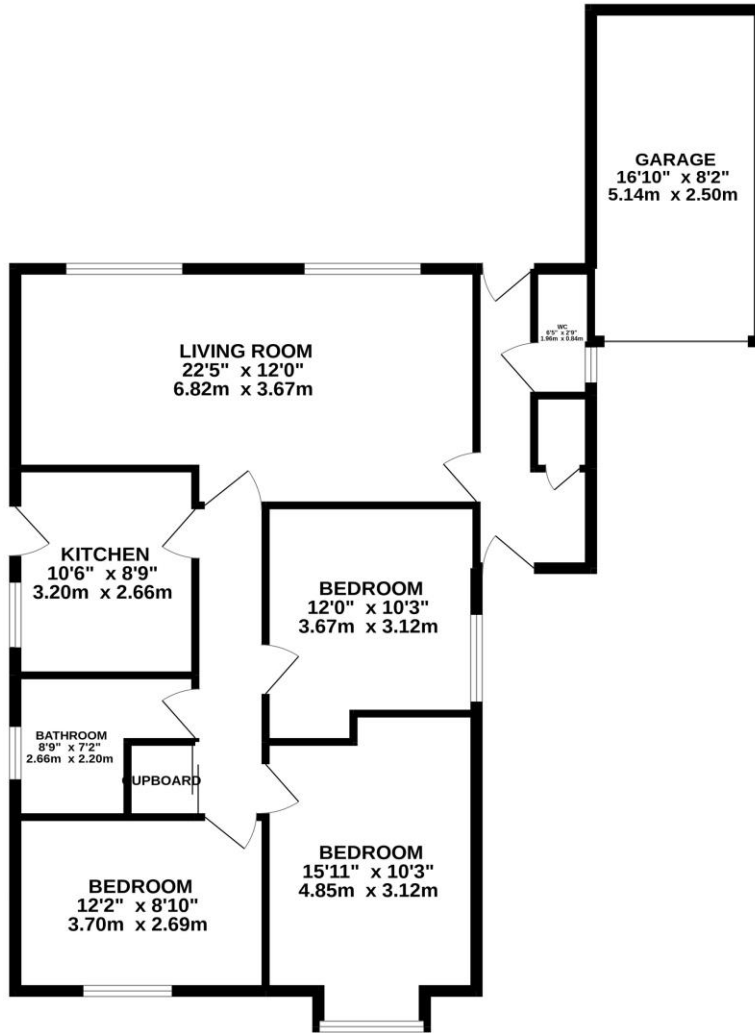
Clarke Grove

Located on a popular residential estate in Wakefield comes this three bedroom detached bungalow. The property is in need of a full scheme of refurbishment and provides an opportunity to add value. Accommodation comprises living and dining area, kitchen, three double bedrooms, bathroom and cloakroom. Externally, the property occupies a corner plot with lawn to the front and side, driveway leading to a linked garage and rear garden. The property is located just a mile north of Wakefield city centre and close to Pinderfields Hospital.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.
plan not to scale - strictly for identification purposes only
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Tenure – Freehold

Services – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Local Authority – Wakefield Metropolitan District Council

Viewings – Strictly by appointment with Auction House Tel 0113 3933482

Plans & Photographs – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

Charges & Payments – In addition to the deposit

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

Search Fees: £240 Inc VAT

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Viewing

By appointment only through our Auction House branch Mon – Fri
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

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