

Property Marketing **Approval Form**

13 Medlock Road, Horbury, Wakefield, West Yorkshire, WF4 6JA

Date: 20/10/2026

Property Ref and Version: WAF260319

The logo for Bridgfords, featuring the word "bridgfords" in a white, lowercase, sans-serif font, centered within a solid red square.

selling your home with **Bridgfords**

Getting a sale agreed on your property

Before we officially begin to market your property, we would request that you review the information below which we gathered during our visit, to ensure that everything is accurate.

The points covered in this marketing approval include:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

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Price

Asking Price £150,000

Tenure: Freehold

Key features of the property

- > 3 BEDROOM END TERRACED
- > OUTBUILDING TO REAR
- > GARDEN
- > REPAINTED
- > FOR SALE VIA MODERN METHOD OF AUCTION
- > DOUBLE GLAZING
- > CENTRAL HEATING
- > KITCHEN/DINER

- > EPC Rating: E

Summary Property Description

Fantastic Value! Three-Bedroom End-Terraced Property – Ready to Move Into!

FOR SALE VIA MODERN METHOD OF AUCTION

An excellent opportunity to purchase a spacious three-bedroom end-terraced property, offered for sale via the Modern Method of Auction. Representing fantastic value for money, this property is one of the cheapest three-bedroom homes currently on the market, making it an ideal choice for first-time buyers, families and investors alike.

Recently repainted throughout, the property is ready to move into and benefits from double glazing, central heating, an enclosed rear garden and a useful outbuilding to the rear.

Upon arrival, you are welcomed by a small front garden leading into a spacious lounge, providing a comfortable space to relax. To the rear of the property is a good-sized kitchen/diner, offering plenty of room for cooking and dining.

To the first floor are two well-proportioned double bedrooms and the house bathroom. The second floor boasts a further double bedroom, providing additional space for a growing family, guests or those needing a home office.

Externally, the property benefits from an enclosed rear garden, offering a degree of privacy and outdoor space to enjoy, along with a useful outbuilding providing additional storage.

With three double bedrooms, generous living space and the benefit of being ready to move into, this property is a fantastic opportunity for anyone looking to secure a home at an affordable price.

Offered via the Modern Method of Auction, early viewing is highly recommended to appreciate the space and value on offer. Don't miss out on this fantastic opportunity!

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This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 would 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.

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Full Property Description

Directions

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Room Descriptions

Lounge Spacious lounge with featured fire place, double glazed window and central heating radiator

Kitchen/diner Large kitchen/diner with base and wall units with built in oven, hob, extractor, space for washing machine, double glazed window , UPVC door and large dining area

Bedroom Double bedroom with double glazed window and central heating radiator

Bedroom Double bedroom with double glazed window and central heating radiator

Bathroom 3 Piece suite in white with shower above bath, toilet and sink . With central heating radiator and double glazed window

Bedroom Double bedroom with double glazed window and central heating radiator

Outside To the front is a small garden and to the rear is a patio area leading to outbuilding perfect for an office and gravelled area

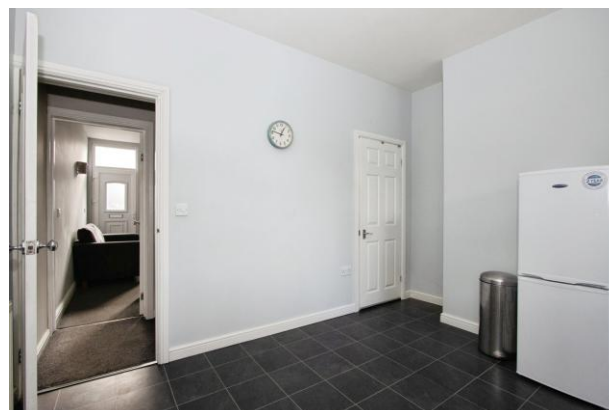
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Property Photographs



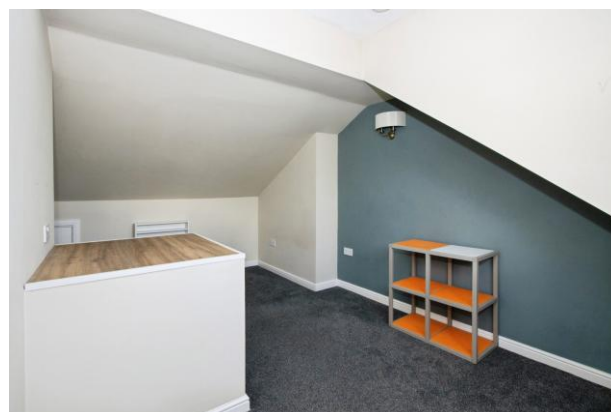
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Property Floorplan



Approval

Signature		Date
I Am Sold		

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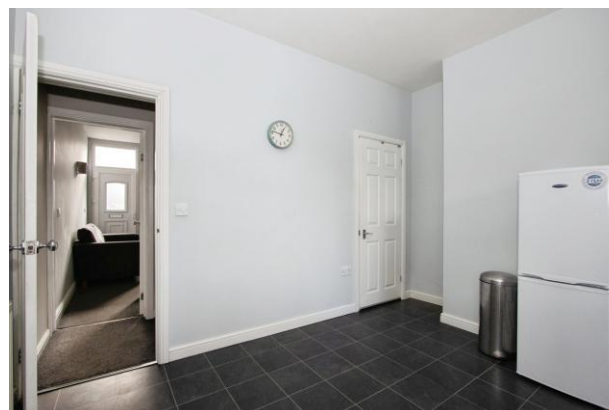
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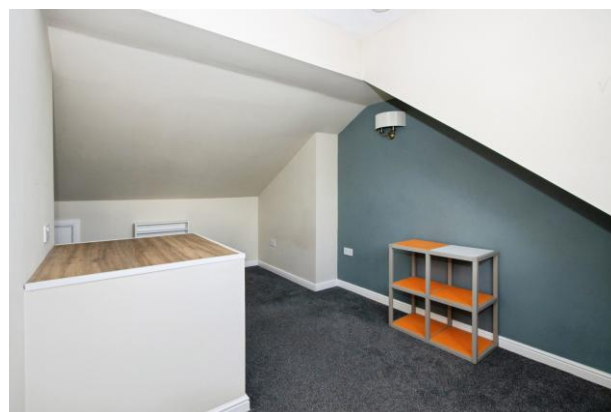
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Property Floorplan



Approval

Signature		Date
Mrs Jane Bradley		

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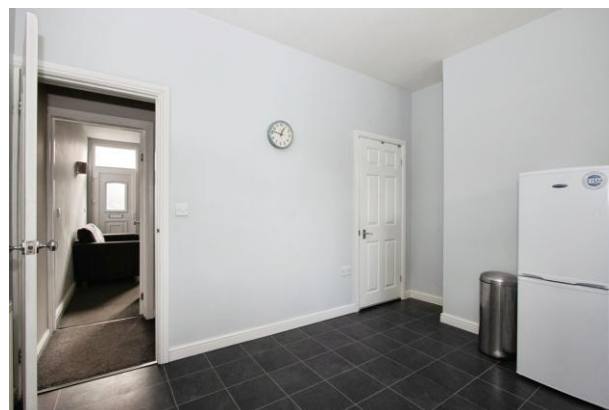
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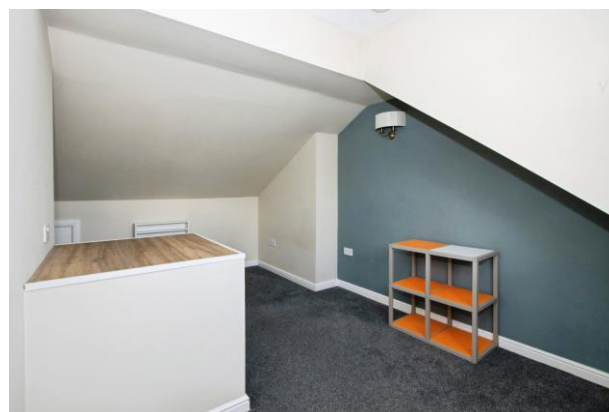
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Property Floorplan



Approval

Signature		Date
Mr Stephen Dutton		