

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

# selling your home with us!



**william  
h brown**

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

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

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **price**

---

guide price £150,000

Tenure: Freehold

## >> **key features**

---

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Three-bedroom period terrace
- > UPC AND GCH
- > Dining Kitchen
- > Well cared for
- > Good size gardens
- > Permit Parking
- > No upper chain
- > EPC Rating: C

## >> **short description**

---

A well care for three bedroom deceptively spacious period Terrace.

Excellent proximity to amenities . No upper chain. Offered to the market by modern method of auction!

## >> **long description**

---

This three bedroom Period Terrace property has been well cared for .

Attractively priced would suite family Investor or Fist time buyer.

The property internally comprises of Entrance vestibule , Dining Kitchen , Living room , useful basement.

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

To the first floor there are Two bedrooms and an excellent size bathroom, stair access from the first floor leads to a n excellent size bedroom to the second floor.

Externally the property has permit parking to the front.

Enclosed good size gardens to the rear. There is potential to acquire further land to the rear either by renting or purchasing and further information can be gained from contacting Wakefield council.

Offered to the market by MMOS

Excellent proximity to Thornes park and Wakefield city centre.

No upper chain

## >> **directions**

---

## >> **Agent Note**

---

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **room description**

---

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Kitchen**

13' 1" max x 14' max ( 3.99m max x 4.27m max )

### **Living Room**

12' 1" max x 11' 1" max ( 3.68m max x 3.38m max )

### **Bedroom One**

14' 1" max x 8' max ( 4.29m max x 2.44m max )

### **Bedroom Two**

13' max x 5' 1" max ( 3.96m max x 1.55m max )

### **Bedroom Three**

15' 1" max x 13' 1" max ( 4.60m max x 3.99m max )

### **Bathroom**

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **room description**

---

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **room description**

---

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **property images**



**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> **property images**



# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

**>> property images**

---

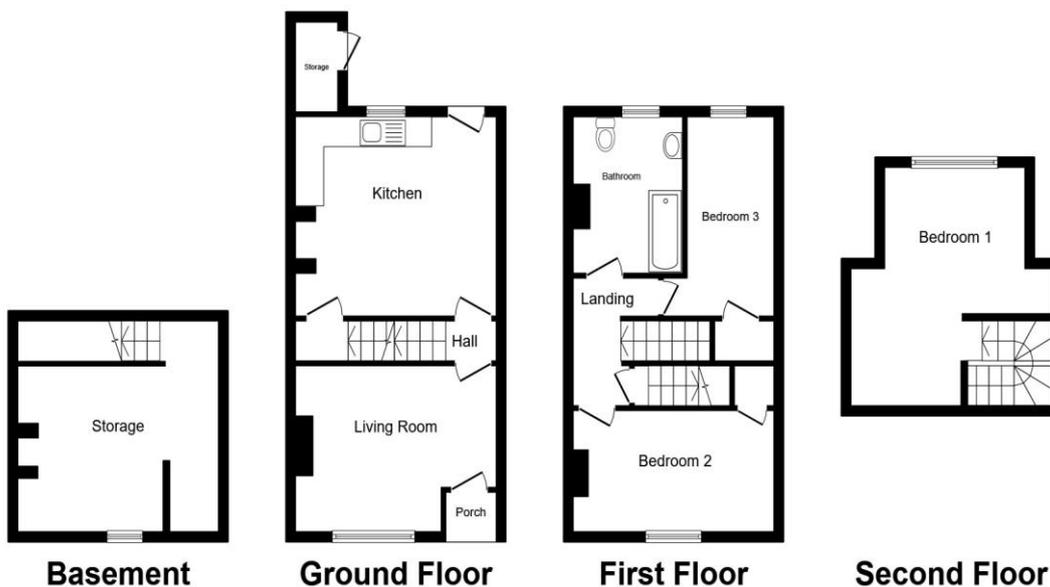
# property details **approval form**

48 Avondale Street, WAKEFIELD, West Yorkshire, WF2 8DP

**Date:** 23 February 2026

**Property Ref and Version:** WAK127676 - 0004

## >> floor plan



Total floor area 109.0 m<sup>2</sup> (1,173 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Dominique Hammond</b>		
<b>Mr A. Walker</b>		

**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

**T** 01924 381381 **E** Wakefield@williamhbrown.co.uk

0

RESI/CON016/18