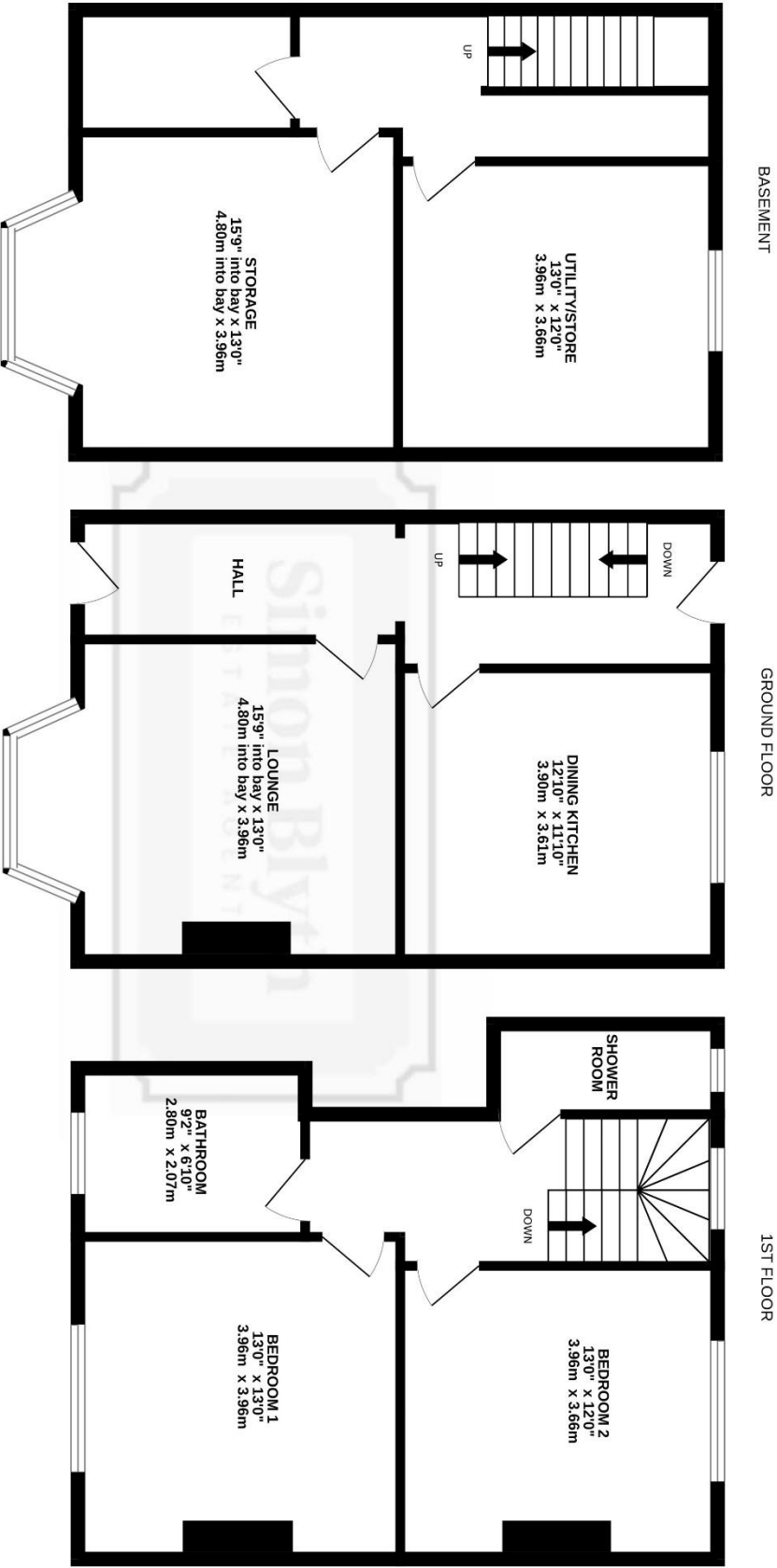




90 PINDERFIELDS ROAD, WAKEFIELD, WF1 3PH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A FANTASTIC OPPORTUNITY TO PURCHASE A GENEROUS PROPORTIONED, TWO DOUBLE BEDROOM, PERIOD TERRACE PROPERTY, SITUATED ON PINDERFIELDS ROAD. WITH A VAST LOWER GROUND FLOOR, RIPE FOR DEVELOPMENT AND OCCUPYING A PARTICULARLY SPACIOUS PLOT WITH GATED HARDSTANDING PROVIDING OFF STREET PARKING OFF OF SELBY STREET. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, PINDERFIELDS HOSPITAL AND LOCAL AMENITIES CLOSE BY.

The property accommodation briefly comprises of entrance hall, lounge with bay window to the front, and breakfast kitchen to the ground floor. To the lower ground floor there are three useful rooms, currently utilised as storage, there is a downstairs store area, utility store room with plumbing and window to the rear which houses the property boiler, a room to the front of the property ideal for use as a reception room or home office and a further room which was historically the coal store. To the first floor there are two generous double bedrooms, the house bathroom and separate shower room. Externally there is a yard to the front, to the rear is a fantastic enclosed garden, predominately laid to lawn with gates leading to a hardstanding off of Selby Street, there is a decked area and flagged patio.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Guide Price £150,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure glazed inserts and leaded detailing to the entrance hall. The entrance hall has decorative corners into the ceiling, a ceiling light point, laminate flooring and a radiator. A multipaneled door then provides access to the lounge and an arched doorway then proceeds to the inner hall where a carpeted staircase with wooden banister and traditional spindle balustrade leads to the first floor. There is a multi-panel door providing access to the dining kitchen and steps descend to a vestibule which has a double-glazed stable style PVC door to the rear elevation giving access to the garden. There is wood panelling to the walls and a door encloses the staircase to the lower ground floor.



DINING KITCHEN

Measurements – 12'10" x 11'10" (3.90m x 3.61m)

The dining kitchen room features a wide range of fitted wall and base units with high gloss cupboard fronts and with complementary Corian work surfaces over which incorporate an inset sink unit with bevel drainer and chrome mixer tap. The kitchen is equipped with built in appliances including a four-ring ceramic hob with ceiling mounted extractor fan over, a built in SMEG double oven, an integrated dishwasher and an integrated fridge. The kitchen features high gloss brick effect tiling to the splash areas, under unit lighting, tiled flooring and two ceiling light points. Additionally, there is a breakfast peninsula, a vertical column radiator and a double-glazed window with leaded detailing to the rear elevation with views out on to the rear garden.

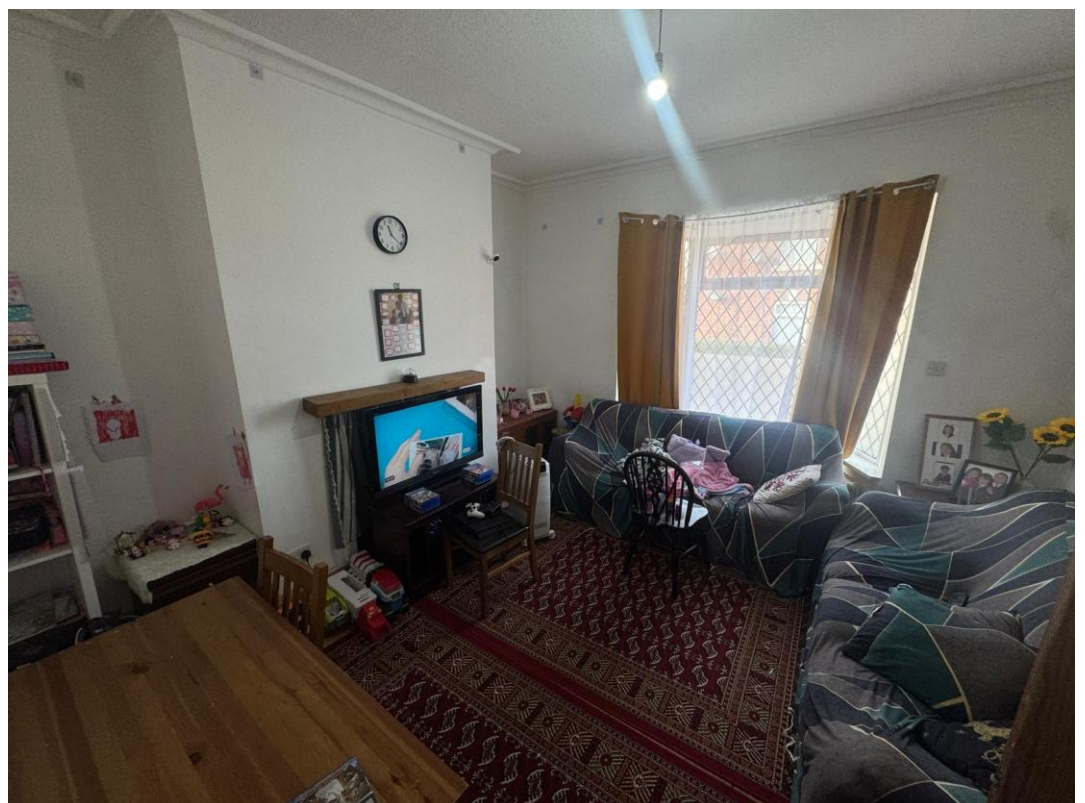


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LOUNGE

Measurements – 15'9" into bay x 13'0" (4.80m into bay x 3.96m)

As the photography suggests the lounge is a generous proportioned light airy reception room which features a double-glazed bay window to the front elevation with leaded detailing. There is decorative coving to the ceilings, a central ceiling light point, exposed timber floorboards and a cast iron column radiator.



LOWER GROUND FLOOR

LOWER GROUND FLOOR

The lower ground floor offers a multitude of opportunity and further development. It features an inner hallway with doorways leading to two substantial rooms as shown on the floor layout plan. There is a useful understairs storage area as well as an additional coal store which is now utilised as further storage.

UTILITY/STORE

Measurements – 13'0" x 12'0" (3.96m x 3.66m)

The utility area is situated at the rear of the property and features fabulous Yorkshire stoned flagged flooring. There is lighting and power as well as a sink unit and a double-glazed window to the rear elevation. The utility store also houses the wall mounted combination boiler. The room can be utilised as a kitchen subjecting necessary works required.

STORAGE/FRONT ROOM

Measurements – 15'9" into bay x 13'0" (4.80m into bay x 3.96m)

The room to the front of the property again features a fabulous bay window with obscure glazed inserts, here there is lighting and power in situ and the room can be utilised as a home office, an additional reception room or playroom works.

COAL STORAGE

The coal storage has a wall light point and Yorkshire stone flagged flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first-floor landing. There is a double-glazed window with obscure glass and leaded detailing to the rear elevation providing the landing area with a great deal of natural light. The landing has a wooden banister with traditional spindle balustrade over the stairwell head, exposed timber floorboards and multipaneled doors provide access to two well-proportioned double bedrooms, the house bathroom and shower room.

ATTIC SPACE

The attic space is accessed via a drop-down ladder from the second-floor landing. There is lighting and power in situ as well as ample boarding providing a great deal of storage space.

BEDROOM ONE

Measurements – 13'0" x 13'0" (3.96m x 3.96m)

Bedroom one is situated at the front of the property and is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. The exposed timber floorboards continue through from the landing area. There is a radiator and ceiling light point.





BEDROOM TWO

Measurements – 13'0" x 12'0" (3.96m x 3.66m)

Bedroom two is situated at the rear of the property and is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. The exposed timber floorboards continue through from the landing area, similarly to bedroom one. There is a radiator and ceiling light point.

HOUSE BATHROOM

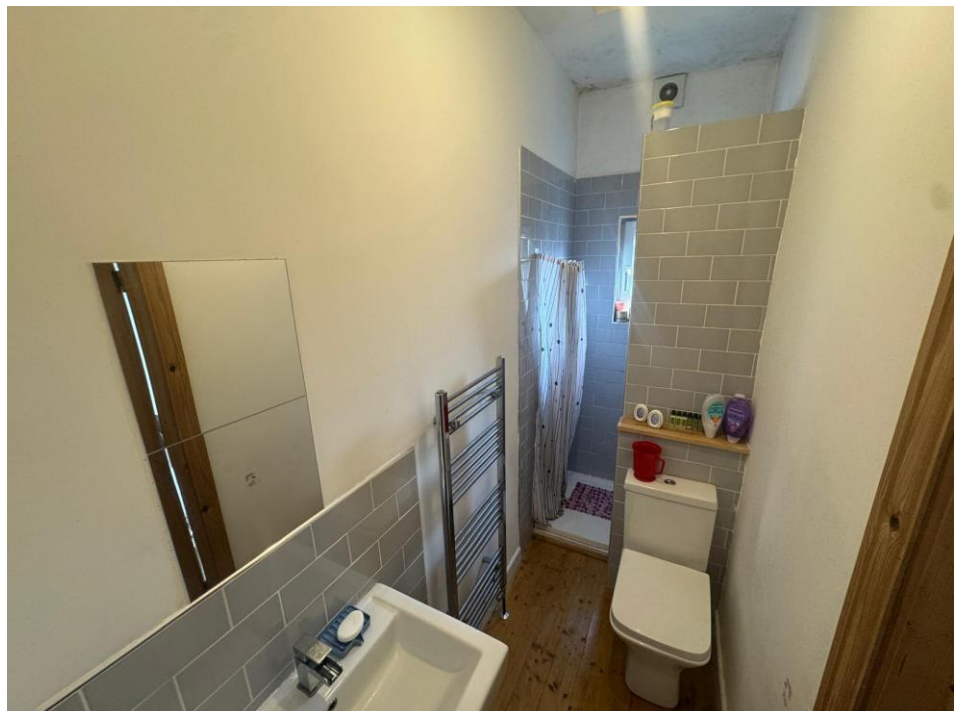
Measurements – 9'2" x 6'10" (2.80m x 2.07m)

The bathroom features a white four-piece suite which comprises of a double ended bath with cascading waterfall shower head mixer tap, a low-level W.C. with push button flush, a broad pedestal wash hand basin with cascading waterfall mixer tap and a quadrant style shower with thermostatic shower attachment. There is pebble effect flooring, tiling to the walls, a double-glazed window with obscure glass and leaded detailing to the front elevation, a ceiling light point and chrome ladder style radiator.



HOUSE SHOWER ROOM

The shower room features a modern contemporary three-piece suite which comprises of a low-level W.C. with push button flush, a broad pedestal wash hand basin with cascading waterfall mixer tap and a walk in fixed frame shower with thermostatic rainfall shower head and separate handheld attachment. There is high gloss brick effect tiling to the splash areas, a double-glazed window with obscure glass and leaded detailing to the rear elevation, an extractor fan, ceiling light point and chrome ladder style radiator.



OUTSIDE

EXTERNAL FRONT

Externally to the front there is a low maintenance yard which is gravelled with space for bins and steps which lead to the front door. There is also a gated ginnel which proceeds to the side of the subject property and number 92 which leads to an area giving access to the subject property's gardens.

EXTERNAL REAR

Externally to the rear the property has a fabulous rear garden which is enclosed and features a Yorkshire stoned flagged area, a raised decking area and it is laid predominantly with lawn. There is part fenced and part walled boundaries, an external light and external plug sockets. There are timber gates which lead onto a hard standing, providing off street parking off Shelby Street.







ADDITIONAL INFORMATION

This property is for sale via the Modern Method of Auction.

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Details printed 23/02/2026



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