



Knightsway | | WF3 3BJ

Guide Price £160,000

Three bedroom mid town house | Council Tax Band B | EPC Rating D

Emsleys | estate agents

***** VACANT POSSESSION & NO CHAIN. SOME REFURBISHMENT REQUIRED. TUCKED AWAY LOCATION.*****

For sale by Modern Method of Auction; Starting Bid Price £160,000 plus Reservation Fee. (Please see agents notes for further information).

A well proportioned three bedroom mid town house situated in the popular area of Robin Hood within easy walking distance of the primary school.

The property benefits from excellent commuting links to either Leeds or Wakefield, even further afield via the M1/M62 motorway network. Having gas central heating and PVCu double-glazing the property requires some refurbishment. Accommodation briefly comprising of entrance hall, lounge, kitchen diner, first floor landing, three bedrooms and bathroom. Gardens to the front and rear with potential to convert the front lawn into off road parking, we strongly urge an internal inspection of this attractively priced property to avoid disappointment.

Ground Floor

Entrance Hall

PVCu double glazed entrance door with radiator and laminate flooring. Stairs rising to a first floor landing. Door to lounge.

Lounge 4.39m x 3.61m (14'5" x 11'10")

A spacious lounge having PVCu double-glazed window to the front, wood laminate flooring, double panel radiator and coving to ceiling. Door to kitchen/diner.

Kitchen/diner 2.57m x 4.52m (8'5" x 14'10")

A selection of base and eye level units having round edge worktops, built in electric hob, electric single oven and stainless steel sink and drainer unit. Double panel radiator, plumbing for washing machine and coving to ceiling. Two PVCu double-glazed windows look out onto the rear garden with a rear access door.

First Floor

Landing

A first floor landing rising off the entrance hall having doors off to three bedrooms and a bathroom. Loft hatch to

a boarded loft space with electric points and pull down ladder.

Bedroom 1 3.86m x 2.69m (12'8" x 8'10")

A well sized double bedroom having double radiator, PVCu double-glazed window and laminate flooring.

Bedroom 2 3.18m x 2.69m (10'5" x 8'10")

A second double bedroom again finished with laminate flooring, having a PVCu double-glazed window and double radiator..

Bedroom 3 2.24m x 1.78m (7'4" x 5'10")

A single bedroom having PVCu double-glazed window and laminate flooring.

Bathroom

Having a straight panelled bath with screen and shower over, pedestal wash hand basin and push flush WC. Tiled over bath, PVCu double glazed frosted window and radiator with extractor fan.

Outside

To the front is a lawned garden. A pathway leads through to the rear garden which is in need of landscaping with borders, a rear access door leads from the garden into the dining kitchen.

Directions

Leaving our Rothwell office on the A654 Carlton Lane head west, continuing straight on at the lights and following the road for approximately 2 miles arriving at the traffic lights. At the lights take a left turning onto A61 Leeds Road. Follow Leeds Road for a short while before turning right onto Pawson Street, towards the end of Pawson Street take a left turning onto Knightway where you will find the property situated towards the end of the street on the left hand side identified by our Emsleys for sale board.

Agents notes

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

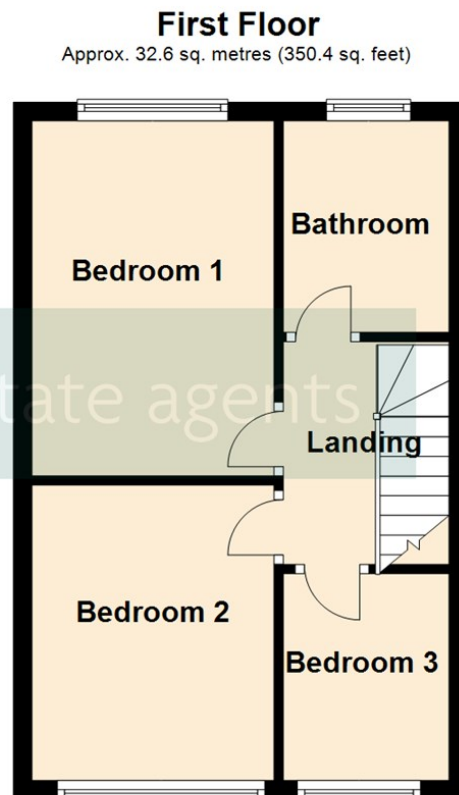
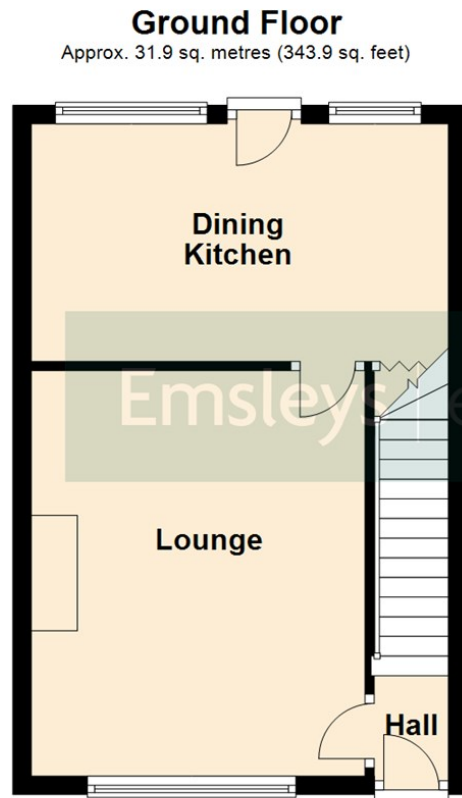
being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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. The buyer will also make payment of £300 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.





Total area: approx. 64.5 sq. metres (694.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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