



**Cherry Tree Walk, Knottingley WF11 0LE**

**welcome to**

**Cherry Tree Walk, Knottingley**

FOR SALE by MODERN METHOD of AUCTION this home offers FANTASTIC living space for the whole family. With THREE DOUBLE BEDROOMS, gardens, off street parking and a SEPARATE GARAGE, this is an INCREDIBLE buying opportunity! \*\*\* Starting Bid of £120,000 \*\*\*



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Entrance Hall

Having an entrance door to the front aspect, a built in storage cupboard, gas central heating radiator and stairs to the first floor landing.

## W.C

Equipped with a wash hand basin, low level flush w.c, a gas central heating radiator and a double glazed window to the front.

## Kitchen

12' 10" max x 6' 3" max ( 3.91m max x 1.91m max )  
Fitted with both wall and base units with complimentary work surfaces over and includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood unit over. Plumbing for both a washing machine and a dishwasher, and a double glazed window to the front.

## Lounge

16' 5" max x 13' 5" max ( 5.00m max x 4.09m max )  
With double glazed French doors to the rear aspect, a built in storage cupboard and a gas central heating radiator.

## First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator.

## Bedroom Two

11' max x 13' 4" max ( 3.35m max x 4.06m max )  
Two double glazed windows to the front and a gas central heating radiator.

## Bedroom Three

13' 4" max x 9' 11" max ( 4.06m max x 3.02m max )  
With a double glazed window to the rear and a gas central heating radiator.

## House Bathroom

Fitted with a three piece bathroom suite which includes a bath with mixer tap and shower head attachment, wash hand basin and a low level flush w.c. Double glazed window to the side and a gas central heating radiator.

## Bedroom One

14' 10" max x 13' 4" max ( 4.52m max x 4.06m max )  
Set to the second floor and having a double glazed window to the front and side, built in storage cupboard which also houses the water tank, and a separate dressing area with a window to the rear, a gas central heating radiator and a loft access hatch.

## En-Suite

Consisting of a shower cubicle, a wash hand basin and a low level flush w.c. Built in storage, a wash hand basin and a window to the rear.

## Exterior

Externally the property has a garden to the front which is laid to lawn while to the rear is an enclosed garden space with a lawn and single access gate.

## Garage

A separate garage set to the rear of the property which also has off street parking.



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## Cherry Tree Walk, Knottingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £120,000
- Semi Detached Home

Tenure: Freehold EPC Rating: C

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF112337 - 0005

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