



**Smawthorne Lane, Castleford WF10 4ET**

**welcome to**

**Smawthorne Lane, Castleford**

If you're a FIRST TIME BUYER or a property INVESTOR, why not take a look at this superb mid terrace home? With a starting bid of £110,000, this property is for sale via the Modern Method of Auction and is set on a popular street close to Castleford town centre. Call us to book your viewing!



## 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 and stairs to the first floor landing.

## Lounge

11' 9" max x 11' 3" max ( 3.58m max x 3.43m max )  
Double glazed window to the front aspect, a feature fire place with a gas fire, and a gas central heating radiator.

## Dining Kitchen

10' 10" max x 14' 6" ( 3.30m max x 4.42m )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer with mixer tap, an electric hob and oven plumbing for a washing machine and a cupboard housing the gas central heating boiler. Also has a useful under stair storage cupboard, a gas central heating radiator, double glazed window to the rear and a door also to the rear.

## First Floor Landing

With stairs rising from the ground floor and having a loft access hatch.

## Bedroom One

11' 9" max x 14' 6" max ( 3.58m max x 4.42m max )

With two double glazed windows to the front aspect, two gas central heating radiators and a built in wardrobe.

## Bedroom Two

10' 9" max x 10' 7" max ( 3.28m max x 3.23m max )

Double glazed window to the rear and a gas central heating radiator.

## Shower Room

Equipped with a double shower cubicle, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the rear aspect.

## Exterior

Externally the property has a garden to the front with a gravel area and a block paved pathway.

To the rear is a further garden area with a garden shed and a single access gate.



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## Smawthorne Lane, Castleford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £110,000
- Two Bedroom Mid Terrace

Tenure: Freehold EPC Rating: C

guide price

**£110,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112673 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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