



Leeds Road, Cutsyke Castleford WF10 5HL

welcome to

Leeds Road, Cutsyke Castleford

FOR SALE by Modern Method of Auction! With a STARTING BID of £75,000, this END TERRACE HOME presented a FANTASTIC OPPORTUNITY for the property investor or the first time buyer! Don't miss this, contact us to view!



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.

Agents Note

It is our understanding that the property is not registered on Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Having an entrance door to the front aspect and stairs to the first floor landing.

Lounge

13' 9" max x 14' 3" max (4.19m max x 4.34m max)
Having a double glazed window to the front aspect, a gas central heating radiator and a wall mounted electric fire.

Kitchen

10' 9" max x 13' 8" max (3.28m max x 4.17m max)
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, plumbing for a washing machine and dishwasher, an electric cooker and a Rayburn fire. Also has a useful under stair pantry, 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

17' 2" max x 11' 2" max (5.23m max x 3.40m max)
Featuring two wooden framed double glazed windows to the front, a built in storage cupboard and a gas central heating radiator.

Bedroom Two

10' 4" max x 13' 5" max (3.15m max x 4.09m max)
With a wooden framed double glazed windows to the front aspect, a built in cupboard housing the gas central heating boiler, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a gas central heating radiator and a wooden framed double glazed window to the rear.

Exterior

Externally the property has a paved garden to the front with a wall boundary and single access gate. To the rear is a further garden space with a lawn, an old coal house for storage and an out door W.C (not working).



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Leeds Road, Cutsyke Castleford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting bid £75,000
- End Terrace Home

Tenure: Freehold EPC Rating: Awaiting

guide price

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112747 - 0002

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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