



Pentland Avenue, Knottingley WF11 8EL

welcome to

Pentland Avenue, Knottingley

With a Starting bid of £150,000 this THREE BEDROOM semi detached simply OZZES POTENTIAL and would be a SUPERB OPTION to really make a house into your dream home! For sale by MODERN METHOD of AUCTION, this is a FANTASTIC BUY! Contact us to arrange 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 the entrance door to the front aspect, a double glazed window to the side, an under stair storage cupboard and a gas central heating radiator.

Lounge

19' 8" max x 13' 1" max (5.99m max x 3.99m max)
With a double glazed window to the front aspect, two gas central heating radiators and a gas fire.

Dining Room

12' 8" max x 8' 2" max (3.86m max x 2.49m max)
Fitted with double glazed patio doors to the rear aspect, a gas central heating radiator and a double glazed window to the side.

Kitchen

11' 3" max x 10' 2" max (3.43m max x 3.10m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, a double electric oven and a gas hob and a cupboard housing the gas central heating boiler. Also includes an integrated washing machine, integrated dishwasher and an integrated fridge, ceiling spotlights and a double glazed window to the rear.

Conservatory

15' 7" max x 8' 3" max (4.75m max x 2.51m max)
With doors to both the front and rear aspects, double glazed windows to the side, power points, lighting and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect and an access hatch to the loft.

Bedroom One

13' 2" max x 8' 8" max (4.01m max x 2.64m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Two

10' 7" max x 13' 1" max (3.23m max x 3.99m max)
Double glazed window to the rear, a built in cupboard and a gas central heating radiator.

Bedroom Three

6' 5" max x 6' 4" max (1.96m max x 1.93m max)
Double glazed window to the front aspect and a gas central heating radiator.

Shower Room

Equipped with a shower cubicle, a wash hand basin

and a low level flush w.c. Tiling to all visible areas, a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has gardens to the front and rear and a separate detached garage with a driveway for off street parking and double gated access.



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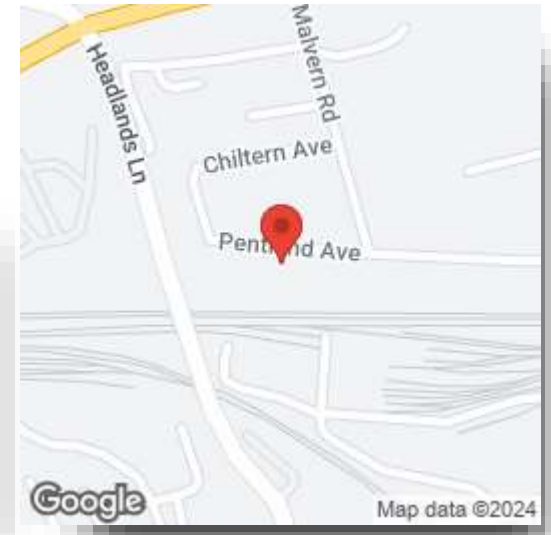
Pentland Avenue, Knottingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting bid: £150,000
- Semi Detached Home

Tenure: Freehold EPC Rating: Awaited

guide price

£150,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112120 - 0005

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.

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