



**Hall Court, Brotherton Knottingley WF11 9HF**

**welcome to**

**Hall Court, Brotherton Knottingley**

Having been FULLY DECORATED throughout this house is READY FOR YOU TO MOVE INTO! For sale by Modern Method of Auction this is an INCREDIBLE opportunity to buy your next investment or family home. With a starting bid of just £145,000 this is NOT TO BE MISSED!



## 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 gas central heating radiator and stairs to the first floor landing.

## Lounge / Diner

11' 4" max x 23' 1" max ( 3.45m max x 7.04m max )  
Having patio doors to the side aspect. a double glazed window to the rear and a gas central heating radiator and an opening to the kitchen.

## Kitchen

6' 5" max x 8' 4" max ( 1.96m max x 2.54m max )  
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes space for a fridge freezer and a double glazed window to the rear.

## Second Entrance Hall

Having an entrance door to the side aspect and a useful under stair storage cupboard.

## First Floor Landing

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

## Bedroom One

14' 5" max x 8' 4" max ( 4.39m max x 2.54m max )  
Double glazed window to the side and a gas central heating radiator.

## Bedroom Two

8' 5" max x 11' 5" max ( 2.57m max x 3.48m max )  
Double glazed window to the rear and a gas central heating radiator.

## Bedroom Three

8' 4" max x 6' 5" max ( 2.54m max x 1.96m max )  
Double glazed window to the rear and a gas central heating radiator.

## House Bathroom

Consisting of 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 heated towel rail and a double glazed window to the side aspect.

## Exterior

Externally the property has a block paved driveway and a carport to the side while to the rear is a low maintenance garden space with paving and a raised gravel area.

## Please Note

The property has recently had a new bathroom fitted as well as floor coverings throughout. Gas and electrical certificates have also recently been done on the property and a rubber roof to the extension, dry verge and dry ridge have also been recently installed.



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## Hall Court, Brotherton Knottingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £145,000
- Detached Home

Tenure: Freehold EPC Rating: D

guide price

**£145,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112843 - 0012

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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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