



**Hemsby Road, Castleford WF10 5ED**

**welcome to**

**Hemsby Road, Castleford**

IN NEED of some MODERNISATION, this SPACIOUS semi detached bungalow is for sale by MODERN METHOD of AUCTION with a Starting Bid of £180,000! Set on a good size plot, this home offers fantastic potential and includes off street parking, and outbuildings to the rear! Call 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.

## Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator and an access hatch to the part boarded loft.

## Lounge

14' 6" max x 10' 9" max ( 4.42m max x 3.28m max )  
Fitted with a box bay window to the front aspect, a gas central heating radiator, a fire place with a gas fire which is now capped, and a double glazed window to the side aspect.

## Kitchen

11' 4" max x 8' 9" max ( 3.45m max x 2.67m max )  
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes one and a half bowl stainless steel sink and drainer, a gas cooker point, the gas central heating boiler, a single glazed window to the rear, a double glazed window to the side and a door to the rear.

## Rear Porch

5' 7" max x 9' max ( 1.70m max x 2.74m max )  
Having an entrance door to both sides, and single glazed windows to the rear and sides.

## Bedroom One

10' 9" max x 11' 7" max ( 3.28m max x 3.53m max )  
With a single glazed window to the front aspect and two gas central heating radiators.

## Bedroom Two

10' 4" max x 10' 1" max ( 3.15m max x 3.07m max )  
Having a single glazed window to the rear aspect and two gas central heating radiators.

## Bathroom

Equipped with a bath, a wash hand basin, part tiling to the walls and a single glazed window to the rear.

## W.C

With a low level flush w.c and a single glazed window to the rear.

## Exterior

Externally the property has a lawned garden to the front aspect with a block paved driveway and double gated access.

To the rear is a continuation of the block paving and includes fruit trees and a pond structure with a fountain which is currently boarded up and unused.

## Outbuildings Garage

22' 6" max x 17' 4" max ( 6.86m max x 5.28m max )  
With four cantilever access doors, power, lighting and a stove.

## Greenhouse

15' 4" max x 12' 5" max ( 4.67m max x 3.78m max )

## Storage Garage

8' 3" max x 13' 7" max ( 2.51m max x 4.14m max )



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## Hemsby Road, Castleford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £180,000
- Semi Detached Bungalow

Tenure: Freehold EPC Rating: E

guide price

**£180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112964 - 0004

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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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