



Greenbank Close, Whitwood Castleford WF10 5TP

welcome to

Greenbank Close, Whitwood Castleford

WITH a Starting Bid of £180,000 this is an INCREDIBLE OPPORTUNITY to purchase your FAMILY HOME! With three bedrooms, EN-SUITE, and a PART CONVERTED garage, this SUPERB HOME has OFF STREET PARKING and an ENCLOSED REAR GARDEN! This is a MUST 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 side aspect, a gas central heating radiator and a door to the lounge.

Ground Floor W.C

Equipped with a low level flush w.c., a wash hand basin and a double glazed window to the front aspect.

Lounge

13' 7" max x 10' 7" max (4.14m max x 3.23m max)
With a double glazed window to the front aspect, a feature fire place with a gas fire, and a gas central heating radiator.

Dining Room

9' 2" max x 7' 8" max (2.79m max x 2.34m max)
Having double glazed French doors to the rear and a gas central heating radiator.

Inner Hall

With a useful under stair storage cupboard and stairs to the first floor landing.

Kitchen

9' 1" max x 11' 8" max (2.77m max x 3.56m 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 a gas hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, gas central heating radiator, combination boiler, a door to the side and a double glazed window to the rear.

Study

8' 1" max x 8' 1" max (2.46m max x 2.46m max)
An additional reception room / office space which was previous part of the garage.

First Floor Landing

With stairs rising from the ground floor and having two built in storage cupboards, a double glazed window to the side, and an access hatch to the loft which has been partly boarded and includes a pull down ladder and light.

Bedroom One

10' 8" max, plus wardrobe x 9' 4" max (3.25m max, plus wardrobe x 2.84m max)
Double glazed window to the rear aspect, fitted wardrobe and a gas central heating radiator.

En-Suite

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

Bedroom Two

9' 10" max x 10' 5" max (3.00m max x 3.17m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Three

9' 2" max x 7' 2" max (2.79m max x 2.18m max)
Double glazed window to the front 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 gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a block paved driveway to the front and a lawn while to the rear is a good size garden space with a block paved area, a patio seating area and a lawn.

Garage

A useful storage garage with an up and over door, power, and lighting.



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Greenbank Close, Whitwood Castleford

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

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112870 - 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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