



Birch Grove, Castleford WF10 3PH

welcome to

Birch Grove, Castleford

READY TO MAKE A MOVE? At a Starting Bid of £145,000 this much loved home is now for sale by the Modern Method of Auction. Offering superb accommodation for the family buyer, this semi detached also includes off street parking, a garage and GARDENS! Viewing is a MUST!



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, fitted wardrobes, a gas central heating radiator and stairs to the first floor landing.

Lounge

21' 5" max x 10' 10" max (6.53m max x 3.30m max)
Having a double glazed bay window to the front aspect, a feature fire place with a gas fire, two gas central heating radiators and patio doors to the rear.

Conservatory

7' 9" max x 8' 4" max (2.36m max x 2.54m max)
Having double glazed windows to the sides and double glazed patio doors to the rear.

Kitchen

8' 9" max x 6' 9" max (2.67m max x 2.06m max)

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the loft which is part boarded and has a light plus the gas central heating boiler.

Bedroom One

11' 2" max x 11' 7" max (3.40m max x 3.53m max)
Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

9' 9" max x 9' 9" max (2.97m max x 2.97m max)
Double glazed window to the rear, a built in wardrobe and a gas central heating radiator.

Bedroom Three

5' 9" max x 6' 7" max (1.75m max x 2.01m max)
Double glazed window to the front 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 built in boiler cupboard, a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a garden to the front with a driveway and an artificial lawn and fenced boundaries. To the rear is a further garden space featuring an artificial lawn, a pathway and patio area and an outbuilding.

Garage

A detached garage with an up and over door.



view this property online williamhbrown.co.uk/Property/CAF113079



welcome to

Birch Grove, Castleford

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

Tenure: Freehold EPC Rating: Awaiting

guide price

£145,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No liability or guarantee. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/CAF113079



Property Ref:
CAF113079 - 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.



william h brown



01977 512628



castleford@williambrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williambrown.co.uk