



Ashdown Court, Knottingley WF11 8NZ

welcome to

Ashdown Court, Knottingley

For sale by Modern Method of Auction; Starting Bid Price £65,000 plus Reservation Fee. An excellent INVESTMENT opportunity is this two bedroom APARTMENT with a parking space This property is for sale by the Sequence Northern Property Auction powered by IAM-SOLD.



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Summary

Offered for sale with no onward chain is this well-presented two bedroom duplex split level apartment with electric heating and UPVC double glazing. Boasting allocated off street parking close to local amenities, the town centre and public transport links on to the A1/M62. The property comprises; entrance hall, downstairs wc and an open plan dining kitchen living dining area. Whilst to the first floor are two double bedrooms and the modern house bathroom.

Entrance Hall

With a timber framed entrance door, intercom system, under stairs storage and a shelved storage cupboard housing the boiler.

Wc

With a low level flush wc, wash hand basin, tiled splash back, vinyl floor covering, extractor fan and a shaver point.

Open Plan Kitchen Living Area

24' 9" max x 19' 4" max (7.54m max x 5.89m max)
A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel splash back, electric oven hob and extractor fan, small breakfast bar, space for free standing fridge freezer, vinyl floor covering, two electric wall heaters, two UPVC double glazed windows and French doors with a Juliet balcony.

Landing

With an electric wall heater.

Bedroom One

11' 9" x 16' 5" (3.58m x 5.00m)
With a UPVC double glazed window to the front aspect and electric wall heaters.

Ensuite

A suite consisting of a low level flush wc, wash hand basin, walk in shower cubicle, part tiled walls, vinyl floor covering, extractor fan, sky light to the rear aspect and a wall mounted electric heater.

Bedroom Two

18' 5" x 9' (5.61m x 2.74m)
With a sky light to the rear aspect and an electric wall heater.

Bathroom

A suite consisting of a low level flush wc, wash hand basin, panelled bath, shaver socket, vinyl floor covering, part tiled to walls, spot lights to the ceiling and a sky light to the rear aspect.



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Ashdown Court, Knottingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Apartment
- Positioned On The First Floor

Tenure: Leasehold EPC Rating: C

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PON116193 - 0007

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



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk

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.