



The Grange, Ferrybridge Road, Knottingley WF11 8JE

Welcome to

The Grange, Ferrybridge Road, Knottingley

One bedroom property offered with NO ONWARD CHAIN. 980 years left remaining on the lease.



Kitchen/living/bedroom

14' 4" x 10' 6" (4.37m x 3.20m)

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob, extractor fan, sink and drainer, tiled splash back, part tiled to floor, cupboard housing the hot water tank, electric wall heater and a UPVC double glazed window to the front aspect.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, tiled splash back.

Exterior

Space for parking and communal gardens.



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Welcome to

The Grange Ferrybridge Road, Knottingley

- One Bedroom Bed Sit
- NO CHAIN
- Close to Knottingley Train station
- Close to all local amenities
- Ideal for the investor/first time buyer

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£40,000



Please note the marker reflects the postcode not the actual property

[view this property online williamhbrown.co.uk/Property/PON117359](https://www.williamhbrown.co.uk/Property/PON117359)



Property Ref:
PON117359 - 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.



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