



Northfield Drive, Pontefract WF8 2DH

welcome to

Northfield Drive, Pontefract

For sale by Modern Method of Auction; Starting Bid Price £130,000 plus Reservation Fee. An excellent INVESTMENT opportunity is this THREE bedroom semi-detached with a DRIVEWAY 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 4.5% 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.

Summary

MAKE THIS YOUR DREAM HOME!! Ideal for someone looking for a project is this brick built, 3 bedroom semi-detached house. Offering good sized accommodation throughout. Close to all amenities & having easy access to local centres & motorway networks. Situated in this convenient location on the outer edge of Pontefract town centre and benefits from private gardens to the rear and a driveway and detached garage providing ample street parking. The internal accommodation briefly comprises of: front

entrance hall, lounge and kitchen, whilst to the first floor there are three bedrooms and the modern house bathroom.

Entrance Hall

With a UPVC front entrance door, laminate flooring and a gas central heating radiator.

Lounge

22' 1" x 10' 4" (6.73m x 3.15m)

With two UPVC double glazed windows to the front and rear aspects, electric fire with surround and hearth and two gas central heating radiators.

Kitchen

7' 3" x 8' 10" (2.21m x 2.69m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, electric oven, extractor fan, plumbing for washing machine, laminate flooring, LED ceiling lighting, UPVC side entrance door and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect and access to the loft with a pull down ladder.

Bedroom One

12' 2" x 8' 7" (3.71m x 2.62m)

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

10' x 9' 2" (3.05m x 2.79m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

6' 9" x 6' 8" (2.06m x 2.03m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand

basin set in a vanity unit, bath with shower attached and curtain, tiled walls, central heating towel rail and a UPVC double glazed window to the rear aspect.

Exterior

To the front of the property is a small low maintenance buffer garden with a gate giving access to the rear. The rear and side of the property has lawned areas and another gate giving access to the detached garage and driveway.



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Northfield Drive, Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached Home
- Large Corner Plot Position

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117387 - 0004

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 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)