



Stockingate, South Kirkby Pontefract WF9 3RD

Welcome to

Stockingate, South Kirkby Pontefract

For sale by Modern Method of Auction; Starting Bid Price £80,000 plus Reservation Fee. An excellent INVESTMENT opportunity is this TWO bedroom end-terrace home 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

Offered for sale with NO CHAIN is this deceptively spacious two bedroom end-terraced property. The property oozes character, light and space. Internally the accommodation comprises of beautiful lounge, spacious dining kitchen, whilst to the first floor there are two double bedrooms and the house bathroom. To the top floor there is a spacious loft space providing ample space for storage. Externally to the front there is a low maintenance garden, whilst to the rear the property is accessed by a shared driveway where there is a further large enclosed lawned garden and off street parking. Conveniently placed for all amenities & for easy access to all local centres & the motorway network.

Lounge

13' 7" x 17' 5" (4.14m x 5.31m)

With a UPVC front entrance composite door with sky light, French doors to the rear aspect, spot lights to the ceiling, solid oak flooring, timber shelf, inglenook fire place, slate hearth, electric fire and a storage cupboard.

Kitchen

12' 3" x 13' (3.73m x 3.96m)

A fitted kitchen consisting of wall and base units with solid work surfaces over, 5 ring gas hob burner, electric oven and extractor fan, a bowl and half sink and drainer, tiled splash back, plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating radiator, vinyl floor covering, wall mounted radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

13' 5" x 12' 6" (4.09m x 3.81m)

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

Bedroom Two

12' 3" x 7' 9" (3.73m x 2.36m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower attached and screen, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

With a shared driveway leading to artificial grass, parking for multiple cars, a patio to the rear, gated and neatly laid to lawn with a garden shed.



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Welcome to

Stockingate, South Kirkby Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom End-Terrace Home
- Driveway

Tenure: Freehold EPC Rating: E

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117658 - 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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