



  
william  
h brown  
**for sale**  
Pontefract  
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**Saltersgate Avenue, Knottingley WF11 8HF**

  
william  
h brown

**welcome to**

**Saltergate Avenue, Knottingley**

\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*\*17TH DECEMBER 2024\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST \*\*\*GUIDE PRICE £125,000\*



## Summary

Sold with NO ONWARD CHAIN. Situated on a quite cul-de-sac location in Knottingley and a walking distance to local amenities including supermarkets, doctors and cafes is this TWO bedroom bungalow. In need of modernisation throughout, this property would ideally suit a family looking to downsize whilst still having ample living space. Boasting off street parking and a front garden with a low maintenance enclosed yard to the rear. Briefly comprising of a front door leading straight into the kitchen and walkway to the large living room with bay windows. The two bedrooms and family bathroom are located off the living room. Benefiting from modernisation this property is a great opportunity for those wanting to acquire a bungalow.

## Kitchen

9' 4" x 12' 3" ( 2.84m x 3.73m )

A fitted kitchen consisting of wall and base units with wok surfaces over, electric oven, washing machine, stainless steel sink with tiling to splash back, a side entrance door, a UPVC double glazed window to the side and two UPVC double glazed window to the front aspect.

## Lounge

13' 11" x 12' 8" ( 4.24m x 3.86m )

With a UPVC double glazed window to the front aspect, open fire with brick surround and an electric radiator.

## Bedroom One

7' 8" x 11' 11" ( 2.34m x 3.63m )

With a UPVC double glazed window to the rear aspect, fitted wardrobes and an electric radiator.

## Bedroom Two

11' 9" x 6' 2" ( 3.58m x 1.88m )

With a UPVC double glazed window to the rear aspect, fitted wardrobes and an electric radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower, tiled in shower, part tiled to wall, hand

rail and a UPVC double glazed window to the side aspect.

## Front Garden

With a driveway to the side of the property, small low maintenance lawn to front, garage and gate to rear garden.

## Rear Garden

Timber gate to the side, small low maintenance garden and a garden shed.

## Agents Notes

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

**\*\*PLEASE CONTACT THE AUCTIONEERS AT  
LeedsAuctions@williamhbrown.co.uk TO REQUEST A  
COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE  
CAN EMAIL IT OVER TO YOU\*\***

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

## Agents Notes

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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welcome to

## Saltergate Avenue, Knottingley

- Two Bedroom Semi-Detached Bungalow
- Front And Rear Garden
- Garage And Shared Driveway
- Need Modernising
- Ideal For Those Looking To Downsize

Tenure: Freehold EPC Rating: E

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117628 - 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 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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