



Weeland Road, Knottingley WF11 8AH

Welcome to

Weeland Road, Knottingley

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus Reservation Fee. An excellent INVESTMENT opportunity is this THREE BEDROOM DETACHED with an ADDITIONAL PLOT OF LAND ON A SEPARATE TITLE. 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.

Side Entrance Porch

With a UPVC double glazed side entrance door with side glass panel.

Inner Hall

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

Lounge

15' x 12' 6" (4.57m x 3.81m)

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

Reception Room

15' 7" x 14' 4" (4.75m x 4.37m)

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

Reception Room 2

13' 3" x 12' (4.04m x 3.66m)

With a UPVC double glazed window to the front, tiled fire place, hearth and a gas central heating radiator.

Kitchen

13' 6" x 8' 2" (4.11m x 2.49m)

With wall and base units, a stainless steel and half sink and drainer, part tiled to walls, French doors to the rear and two UPVC double glazed windows to the side and rear.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

14' 4" x 13' 4" (4.37m x 4.06m)

With two UPVC double glazed windows to the front and side aspect and a gas central heating radiator.

Bedroom Two

13' 2" x 12' (4.01m x 3.66m)

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

Bedroom Three

8' 3" x 8' 9" (2.51m x 2.67m)

With a UPVC double glazed window to the side aspect, wall mounted boiler and a gas central heating radiator.

Bathroom

A suite consisting of wash hand basin, bath, shower cubicle with electric shower, part tiled to walls, a gas central heating radiator and a UPVC double glazed widow to the rear aspect.

Wc

A low level flush WC and a UPVC double glazed window to the side aspect.

Outside

Large garden to the side and rear with private vehicle access. There is also shared access down the side of the property which leads to the additional plot of land on a separate title, providing ample off street parking for multiple vehicles.



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Welcome to

Weeland Road, Knottingley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Home
- Driveway To The Rear

Tenure: Freehold EPC Rating: E

guide price

£90,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117937 - 0005

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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