



Primrose Vale, Knottingley WF11 9BT

Welcome to

Primrose Vale, 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 5DA19TH NOVEMBER 2024***9.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST***GUIDE PRICE £70,000***



Entrance Hall

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

Lounge

29' x 12' 4" (8.84m x 3.76m)

With a UPVC double glazed bay window to the front aspect, fire place with fire grate for open fire, wall mounted gas fire and two gas central heating radiators.

Kitchen

13' 9" x 4' 11" (4.19m x 1.50m)

A fitted kitchen consisting wall, base and draw units with work surfaces over, a sink and half with drainer, gas hob, double electric oven, fully tiled, vinyl floor covering, plumbing for washing machine, under counter fridge freezer, UPVC rear door and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft.

Bedroom One

14' x 13' 4" (4.27m x 4.06m)

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

Bedroom Two

13' 8" x 10' 3" (4.17m x 3.12m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in electric shower cubicle, fully tiled, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

A cottage style garden to the front with wrought iron fencing and gate.

Rear Garden

With low maintenance yard area, brick wall surround with gate, parking on street and a garden shed.



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Welcome to

Primrose Vale, Knottingley

- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Local Amenities, schools, shops
- Great Transport Links
- Ideal For First Time Buyers Or Investors

Tenure: Freehold EPC Rating: E

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118121 - 0003

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.

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