



Shelley Drive, Knottingley WF11 8QL



Welcome to

Shelley Drive, Knottingley

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Important Notice:

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.

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

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.

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.

Entrance Hall

With a UPVC front entrance door and stairs to the first floor.

Open Plan Lounge/ Kitchen

18' 1" x 11' 8" (5.51m x 3.56m)

A fitted kitchen consisting of a wall and base units with work surfaces over, gas hob, electric oven, a bowl and half sink and drainer, vinyl floor covering, wall mounted boiler, under stairs storage cupboard, plumbing for washing machine, a UPVC double glazed window to the rear aspect and UPVC sliding patio doors to the rear garden.

Landing

With access to the loft.

Bedroom One

18' 3" x 11' 9" (5.56m x 3.58m)

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

Bedroom Two

11' 2" x 11' 3" (3.40m x 3.43m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower curtain, part tiled to walls, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a small open plan lawn and brick built storage cupboard.

Rear Garden

A lawned garden, paved patio seating area, privet edging and a timber fence surround. Parking to the rear.



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Welcome to

Shelley Drive, Knottingley

- Two Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Large Dining Kitchen
- In Need Of Updates Throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118669



Property Ref:
PON118669 - 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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