



**Ferrybridge Road, Knottingley WF11 8JF**



**Welcome to**

**Ferrybridge Road, Knottingley**

For sale by Modern Method of Auction; Starting Bid Price £425,000 plus Reservation Fee. An excellent opportunity is this four double bedroom Victorian detached home with NO ONWARD CHAIN. 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

## Entrance Hall

With a timber framed front door, tiled flooring and a gas central heating radiator.

## Rear Hall

With a timber framed rear entrance door, timber framed double glazed windows and tiled flooring.

## Study

9' 3" x 8' 6" ( 2.82m x 2.59m )

With a timber framed double glazed window to the rear aspect, electric fire and two sky lights.

## Lounge/ Diner

35' 8" x 13' 4" ( 10.87m x 4.06m )

With a timber framed bay windows to the front and rear aspect, parquet flooring, two gas central heating radiators, built in window seats, fire surround with multi fuel log burner.

## Dining Room

15' 5" x 14' 8" ( 4.70m x 4.47m )

With a timber framed sash bay window to the front, solid wood flooring, fire surround with multi fuel log burner with slate hearth.

## Reception Room

With a timber framed bay window to the rear aspect, solid wood parquet flooring, three gas central heating radiators, feature fire place with surround and marble inset with matching hearth.

## Kitchen

18' 2" x 8' 6" ( 5.54m x 2.59m )

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, Belfast sink, electric oven, hob, space for tumble dryer, integrated fridge freezer, integrated dishwasher, extractor fan, cupboard housing boiler, solid brick splash back, parquet flooring, gas central heating radiator, timber framed rear entrance door, two timber sash windows to the rear and front aspects.

## Landing

Access to the loft with a pull down ladder, parquet flooring, storage cupboard and a focal stained glass window to the rear.

## Bedroom One

18' 10" x 13' 4" ( 5.74m x 4.06m )

With a timber framed sash bay window to the rear, solid wood flooring, timber framed window to the side and a multi fuel log burner with a slate hearth.

## Bedroom Two

15' 4" x 13' 8" ( 4.67m x 4.17m )

With two timber framed sash windows to the front aspect and solid wood flooring.

## Bedroom Three

14' x 12' 5" ( 4.27m x 3.78m )

With two timber framed sash windows to the front aspect, solid wood flooring and a gas central heating radiator.

## Bedroom Four

14' 2" x 7' 9" ( 4.32m x 2.36m )

With two timber framed windows to the front and rear aspect, solid wood flooring and a gas central heating radiator.

## Bathroom

A suite consisting of a high level flush WC, wash hand basin, free standing slipper bath, built in storage cupboard, tiled flooring, part tiled to walls, gas central heating radiator and a timber framed sash window to the rear aspect.

## Shower Room

A suite consisting of a walk in shower cubicle, tiled in shower, solid wood flooring and a timber framed sash window to the front aspect.

## Exterior

Situated on a substantial plot, this impressive residence features a thoughtfully landscaped split-level front garden comprising a well-maintained lawn and stocked raised borders. A decorative patio with pergola and pond feature adds character and tranquillity, all enclosed by traditional walls and wrought iron railings. To the rear, the property continues to offer exceptional outdoor amenities, including a further patio area, a large outbuilding currently utilised as a bar and garden room, a timber summerhouse, an external WC, and a log store. The rear garden is securely enclosed by walls and benefits from off-street parking, accessed via a substantial gated entrance.



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## **Ferrybridge Road, Knottingley**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Double Bedroom Victorian Detached House
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119162 - 0005

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