



Crestfield Drive, Pye Nest, HX2 7HG

welcome to

Crestfield Drive, Pye Nest

This semi-detached property briefly comprises of two bedrooms, family bathroom, living room ,kitchen, dining room, gardens to front and rear and driveway and garage to the side of the property. In need of updating throughout, the property is offered to the market with no chain.



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.

Kitchen

Enter the property from street level at the rear of the property in to the kitchen. A galley kitchen in need of some modernisation.

Dining Room

The dining room is a good size, adjacent to the kitchen and offers views to the rear garden. It would be ideal to be combined with the kitchen to create an open plan kitchen/diner. There is a recent gas fireplace installed in this room.

Living Room

The living room is well sized and sits at the front of the property. With window overlooking the garden and street to the front. There is a recent gas fireplace installed in this room.

Bedroom One

The main bedroom is a good sized room at the front of the property and would comfortably accommodate a double bed and usual bedroom furniture. Window overlooks the front aspect.

Bedroom Two

The second bedroom is again another good sized room which will accommodate a double bed and usual bedroom furniture.

Family Bathroom

The family bathroom is a good size, and comprises a bath with shower over, wash hand basin and low flush w/c.

Additional / External

Additionally the property benefits from a front and rear garden, driveway and garage, as well as additional on-street parking. With work required throughout, this property would make a great investment.



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Crestfield Drive, Pye Nest

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- In Need of Modernisation

Tenure: Freehold EPC Rating: D

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB108200 - 0002

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