

## Sunny Bank, Knottingley



**Auction Guide £60,000**



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Nestled in the charming location of Sunny Bank, Knottingley, this semi-detached house offers a unique opportunity for those with a vision for potential. With 1 reception room, 2 bedrooms, and bathrooms spread across 818 sq ft, this property provides a cozy yet spacious living space. Although in need of extensive updating and improvement, this house boasts a picturesque view overlooking the canal, creating a tranquil and secluded setting. Despite its peaceful surroundings, it remains conveniently close to local amenities, offering the best of both worlds. Ideal for investors seeking a project, this property features a lounge, dining kitchen, and two double bedrooms, along with a house bathroom. With parking available for one vehicle and no upper chain, this is a rare chance to shape a property to your own tastes and preferences. Don't miss out on the opportunity to transform this diamond in the rough into a stunning gem in a sought-after location.



- FOR SALE BY MODERN AUCTION (T&C's apply)
- Subject to reserve price - Buyers Fees Apply
- Requires a full programme of updating
- Charming cottage overlooking the canal
- Lounge, Dining Kitchen, Cellar
- Two Double Bedrooms
- House Bathroom
- Garden area to the rear
- Council Tax Band A
- EPC Rating to follow

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

11'3" x 11'0" (3.44 x 3.36)

A generous size living room to the front of the property with period fire surround having a cast and tiled inset to the open grate and with fitted gas fire. Central heating radiator and external door to the front.

### Dining Kitchen

11'3" x 11'2" (3.45 x 3.41)

Another good size room with rear facing window, a basic range of units and plumbing for an automatic washing machine together with inbuilt, original cupboard and shelves. Central heating radiator, external door to the rear and with access off to a CELLAR and also further access to the first floor.

### Landing

Window to the side, central heating radiator.

### Bedroom 1

14'6" x 11'0" (4.42 x 3.37)

Large front facing double bedroom with two windows which overlook the canal, central heating radiator and ornamental fire surround.

### Bedroom 2

11'2" x 8'5" (3.42 x 2.59)

Rear facing double bedroom with central heating radiator and built in cupboard with access point to the roof space..

### Bathroom

8'2" x 5'1" (2.49 x 1.57)

With a three piece suite of low level flush WC, pedestal wash hand basin and panelled bath. Rear facing window, central heating radiator, cylinder/airing cupboard off.

### External

Rear garden area and small area adjoining the front of the property. Archway to the side leading to the rear.

### Auction Information

#### Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

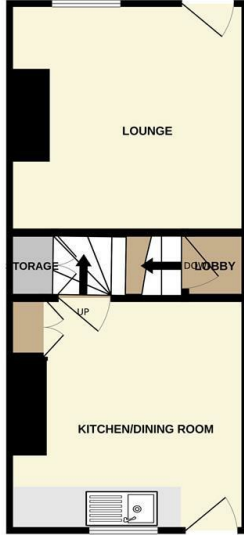
A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Floor Plan

GROUND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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