Sunny Bank,Knottingley WF11 9DA

william
h brown

welcome to

Sunny Bank, Knottingley

GUIDE PRICE £170,000 - £180,000 Three-bedroom semi-detached home overlooking the canal.Comprising entrance hall, ground floor shower room, spacious lounge and kitchen diner. First floor features two double bedrooms, one single bedroom and separate WC. Front and rear garden, garage and driveway.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Lounge
12' 1" x 20' 1" (3.68m x 6.12m)
Bathroom
Kitchen
19' 3" x 9' (5.87m x 2.74m)
Bedroom One
10' 9" x 12' 1" (3.28m x 3.68m)
Bedroom Two
13' 6" x 12' (4.11m x 3.66m)
Bedroom Three
10' 3" x 6' 10" (3.12m x 2.08m)
Wc

welcome to

Sunny Bank, Knottingley

- ***GUIDE PRICE £170000 - £180000***
- Three Bedroom Semi Detached
- Kitchen/Diner
- Drive and Garage
- Canal Views

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

guide price

£170,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120018

The Property Ombudsman

Property Ref:
PON120018 - 0008

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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