



2 Bed
House - Terraced
located in
Knottingley

Starting Bid £80,000



enfields

Low Green
Knottingley
WF11 8DF

Lead In

Low Green is a two bedroom mid terrace home offered for sale via the Modern Method of Auction and is attractively priced within today's current market, presenting an excellent opportunity for a wide range of buyers.

Properties of this size and value are becoming increasingly difficult to find, making this home ideal for first-time buyers, investors or anyone looking to secure a property at a competitive price with plenty of potential.

The property would benefit from some cosmetic updating, however it offers spacious rooms throughout. Internally, the home provides generous accommodation with excellent scope for improvement and personalisation.

Externally, the property benefits from an enclosed rear yard, while on-street parking is available to the front.

Offered to the market with no onward chain, the property is conveniently positioned close to a wide range of local amenities including shops, schools and excellent motorway connections, making it well suited for commuters and everyday living alike.

With masses of potential and attractive pricing, early enquiry is highly recommended.

Living Room

11'10" x 12'5"

Feature fire with hearth and surround. Carpeted throughout. UPVC double glazed window to the front elevation.

Kitchen

10'4" x 9'3"

Access to the bathroom and stairs leading to the first floor. Range of high and low level kitchen base units with integrated appliances including oven with four ring hob and extractor hood. Sink and drainer with chrome mixer tap. Tiled effect flooring. Central heated radiator.

Bathroom

6'7" x 9'1"

White suite comprising of panel bath with chrome tap, shower screen and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Landing

2'8" x 5'9"

Access to both bedrooms. Carpeted throughout. Central heated radiator.

Bedroom One

8'11" x 12'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

6'8" x 9'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

External

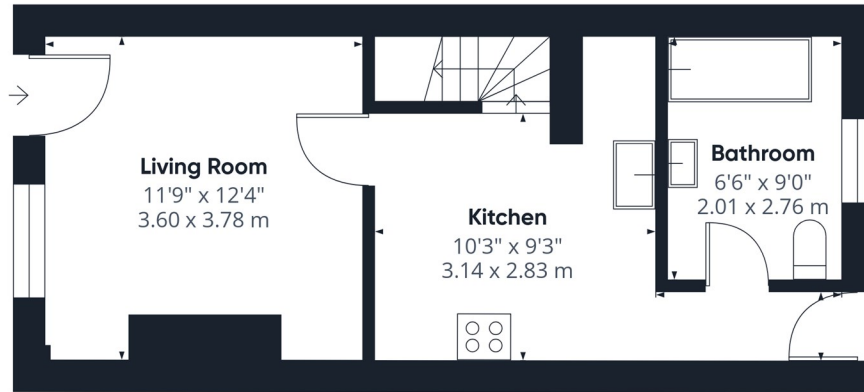




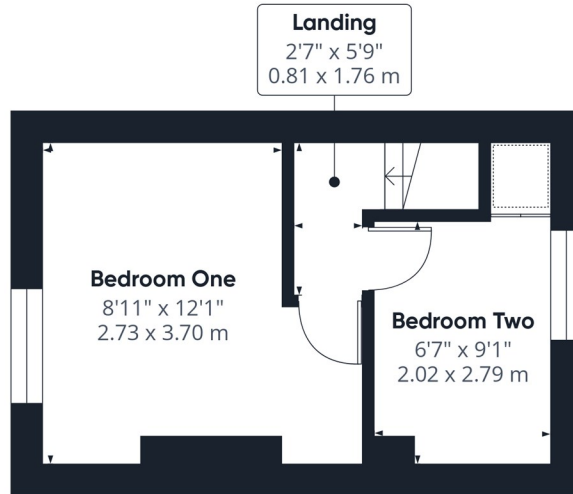
A traditional brick-built terraced property set back from the road behind a low-level boundary wall with gated access. To the rear is a low-maintenance enclosed courtyard garden, mainly paved for ease of upkeep and providing an ideal space for outdoor seating.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc 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. Services may be recommended by the Agent/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 0



Floor 1



Approximate total area⁽¹⁾
539 ft²
50.1 m²

(1) Excluding balconies and terraces

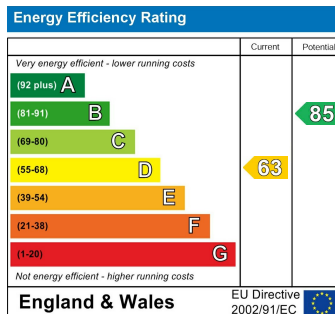
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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