



Holes Lane, Knottingley WF11 8LH

welcome to

Holes Lane, Knottingley

Three-bedroom semi-detached home offers excellent potential for cosmetic modernisation. The accommodation includes an entrance hall, lounge, dining room, kitchen, two double bedrooms, one single bedroom and family bathroom. Front garden and spacious enclosed rear garden



Offered for sale is this three bedroom semi-detached home situated in the popular residential town of Knottingley. Requiring cosmetic modernisation throughout, the property presents an excellent opportunity for buyers looking to put their own stamp on a home and add value.

The accommodation briefly comprises an entrance hall, a spacious lounge, separate dining room and kitchen to the ground floor. To the first floor are two generous double bedrooms, a single bedroom and a family bathroom.

Externally, the property benefits from a front garden and a particularly spacious enclosed rear garden, providing ample outdoor space for families, gardening enthusiasts or future landscaping projects.

Ideal for investors or those seeking a refurbishment project, this property offers fantastic potential and should be viewed to fully appreciate the opportunity on offer.

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.

Lounge

13' 3" x 11' 5" (4.04m x 3.48m)

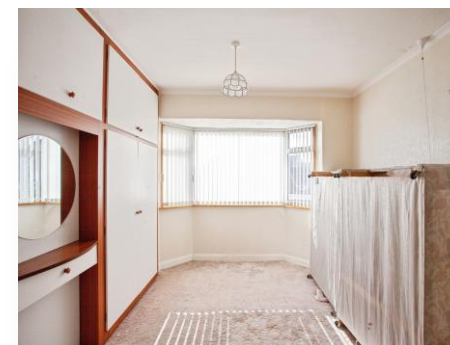
Kitchen

9' x 5' 10" (2.74m x 1.78m)

Dining Room

12' 6" x 11' 5" (3.81m x 3.48m)

Landing



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Holes Lane

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached House
- Lounge and Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120132 - 0003

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