



Springvale Rise, Hemsworth Pontefract WF9 5HZ



Welcome to

Springvale Rise, Hemsworth Pontefract

For sale by Modern Method of Auction; Starting Bid Price £225,000 plus Reservation Fee. An excellent opportunity is this three bedroom detached bungalow. This property is for sale by the Sequence Northern Property Auction powered by IAM-SOLD.



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.

Entrance Hall

With a front entrance door, laminate flooring, loft access, two storage cupboards, boiler and a gas central heating radiator.

Lounge

16' 10" x 10' 11" (5.13m x 3.33m)

With a window to the front, stone fire place, laminate flooring and a gas central heating radiator.

Kitchen/ Diner

23' 2" x 10' 2" (7.06m x 3.10m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, resin sink and drainer, space for fridge freezer, tiled over work tops, space for washing machine, extractor hood, laminate flooring, door to the side, gas central heating radiator, double door to conservatory and two windows to the side.

Conservatory

12' 5" x 8' 3" (3.78m x 2.51m)

Brick and UPVC construction, laminate flooring and rear door.

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

With a window to the rear and gas central heating radiator.

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m)

With a window to the front and a gas central heating radiator.

Bedroom Three

9' 2" x 11' 2" (2.79m x 3.40m)

With a window to the side and gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, towel radiator, fully tiled walls, panelled ceiling, spot lights, laminate flooring and a window to the rear aspect.

Front Garden

With a concrete driveway, concrete path, lawn, shrub boarder, brick wall and timber fence.

Rear Garden

A paved patio seating area, raised decking, lawned garden, side access, countryside views and a timber fence surround.

Garage

Brick built, tiled roof, electric, manual door, two windows to the side and a door to the side.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Springvale Rise, Hemsworth Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Bungalow
- Large Kitchen/Diner

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

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119567 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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