



**Rose Avenue, Upton Pontefract WF9 1DS**

**Welcome to**

**Rose Avenue, Upton Pontefract**

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus Reservation Fee. An excellent opportunity is this three bedroom semi-detached home. 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 and gas central heating radiator.

## **Lounge**

13' 3" x 12' 11" ( 4.04m x 3.94m )  
With a window to the front.

## **Kitchen/Diner**

19' 6" x 8' 11" ( 5.94m x 2.72m )  
A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, fridge, washing machine, dishwasher combi boiler, gas central heating radiator, window to the rear and a door to the rear.

## **Conservatory**

14' 1" x 5' 10" ( 4.29m x 1.78m )  
Timber and glass build which is need of repair and tiled flooring.

## **Landing**

With access to the loft.

## **Bedroom One**

12' 11" x 8' 6" to wardrobes ( 3.94m x 2.59m to wardrobes )  
With a window to the front, polished floor boards and a gas central heating radiator.

## **Bedroom Two**

11' 2" x 9' 1" ( 3.40m x 2.77m )  
With a window to the rear, polished floor boards and a gas central heating radiator.

## **Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )  
With a window to the front, bulk head storage and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over, tiled walls, vinyl flooring, gas central heating radiator and a window to the rear.

## **Rear Garden**

A lawned garden, paved patio seating area, metal shed, hedges and timber fence surround.



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## Welcome to

### Rose Avenue, Upton Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached Home In Upton
- NO CHAIN

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

guide price

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119533 - 0007

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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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