

King Street,Castleford WF10 4PA

william h brown

welcome to

King Street, Castleford

No Chain | Spacious three-bedroom semi-detached with a lounge, dining room, utility area, detached garage, and enclosed rear garden. Offering excellent potential throughout.













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 Hallway

Lounge

14' x 12' 11" (4.27m x 3.94m)

Dining Room

13' 11" x 13' 4" (4.24m x 4.06m)

Kitchen

10' 6" x 9' 7" (3.20m x 2.92m)

Utility Room

6' 2" x 4' 11" (1.88m x 1.50m)

Landing

Bedroom One

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom Two

14' x 10' 9" (4.27m x 3.28m)

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m)

Shower Room

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached property
- Spacious lounge and separate 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

view this property online williamhbrown.co.uk/Property/CAF114787

The Property Ombudsman

Property Ref:
CAF114787 - 0004

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