



Hyman Walk, South Elmsall Pontefract WF9 2TR



Welcome to

Hyman Walk, South Elmsall Pontefract

Two-bedroom semi-detached bungalow on Hyman Walk with NO CHAIN, offering one-level living and scope to update. Features a lounge, kitchen, two bedrooms, shower room and rear porch. Front lawn plus a private, well-stocked rear garden. Ideal for downsizers, with on-street parking to the rear.



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.

Rear Entrance

8' 3" x 5' 9" (2.51m x 1.75m)

UPVC construction and UPVC rear door.

Entrance Hall

With a UPVC front entrance door, window, cupboard housing the boiler and a gas central heating radiator.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

With a window to the rear, electric fire, laminate flooring and a gas central heating radiator.

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)

A fitted kitchen consisting of a wall, base and drawer units with work surfaces over, free standing gas oven, hob, extractor fan, tiled splash back, laminate flooring, a bowl and half stainless steel sink and drainer, plumbing for washing machine, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

11' 7" x 11' 2" (3.53m x 3.40m)

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

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

With a window to the front.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, electric shower cubicle, fully tiled, gas central heating radiator and a window to the rear.

Front Garden

A lawned garden.

Rear Garden

A well stocked rear garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached Bungalow
- Decent size Lounge And Kitchen

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

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119530 - 0003

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