



Powell Street, South Kirkby Pontefract WF9 3DD

Welcome to

Powell Street, South Kirkby Pontefract

Two-bedroom mid-terrace on Powell Street, ideal for first-time buyers. Offers a cosy living space, practical kitchen and two good bedrooms. Includes private rear parking and sits close to shops, schools and transport links. A smart, move-in-ready home with great long-term potential.



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 Porch

With a UPVC double glazed door to the rear and tiled flooring.

Lounge

13' 5" x 13' 10" (4.09m x 4.22m)

With a front entrance door, UPVC double glazed window to the front, electric fire with timber surround, laminate flooring and a gas central heating radiator.

Kitchen

13' 2" x 12' 5" (4.01m x 3.78m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, electric oven, hob, plumbing for washing machine, cupboard housing the electrics, tiled flooring and a UPVC double glazed window to the rear.

Bedroom One

13' 11" x 13' 7" (4.24m x 4.14m)

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

Bedroom Two

13' 1" x 12' 2" (3.99m x 3.71m)

With a window to the rear, cupboard housing the boiler and a gas central heating radiator.

Bathroom

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

Rear Garden

A rear yard, brick wall surround, timber gate and parking to the rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom Mid-Terrace Home
- Ideal first-time buy — great starter property

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£60,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119335 - 0002

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