



Springvale Rise, Hemsworth Pontefract WF9 5HZ

Welcome to

Springvale Rise, Hemsworth Pontefract

A spacious extended three-bedroom detached bungalow in a sought-after Hemsworth spot, offering a bright lounge, large kitchen diner, conservatory, three double bedrooms and bathroom. With driveway, garage, enclosed garden and countryside views, it's ideal for buyers seeking 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 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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- 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

£210,000 - £220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119567 - 0006

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)