Park Row

The proactive estate agent



Ryedale Avenue, Knottingley, WF11 0LN

By Auction £80,000

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Lead In

An excellent opportunity to purchase this spacious three bedroom mid terrace home, situated in a popular residential area of Knottingley. Offered for sale through the Modern Method of Auction, this property presents an attractive opportunity for investors, first-time buyers and those looking for an affordable family home.

The property offers generous and well-proportioned accommodation throughout and is presented in a modern internal condition. Although the home has unfortunately suffered some vandalism to the windows, with replacement glazing required, the remaining accommodation appears to be in good condition, making this an appealing opportunity for buyers looking for a property requiring relatively minor improvements.

The accommodation briefly comprises a spacious lounge diner, providing an excellent space for everyday living and entertaining, alongside a separate kitchen. To the first floor are three generously sized bedrooms, a family bathroom and a separate WC, offering a practical layout for family living.

Externally, the property benefits from a front garden, whilst to the rear there is the added advantage of a private driveway providing off-road parking.

Location is another excellent selling point, with the property conveniently positioned for local shops, schools and everyday amenities. Knottingley train station is nearby, alongside excellent access to the motorway networks, making this an ideal choice for commuters and those requiring convenient transport connections.

Homes within this area of Knottingley offer excellent affordability and appeal to a wide range of buyers, particularly property investors seeking rental opportunities and homeowners looking to get onto the property ladder.

The property is being sold as seen, and prospective purchasers should be aware that replacement glazing will be required due to previous vandalism. However, with its generous accommodation, modern internal presentation and excellent potential, this home represents an exciting opportunity to secure a competitively priced property.

Offered for sale through the Modern Method of Auction. Early viewing is highly recommended to appreciate the accommodation, condition and potential on offer. Please contact our team for further information regarding the auction process, terms and conditions.

Kitchen

9'11" x 12'1" (3.02 x 3.68)



UPVC double glazed door and UPVC double glazed window. New style high and low level kitchen units with spaces for appliances. Gas central heated radiator.

Living Room Diner

22'8" x 8'1" (6.92 x 2.47)





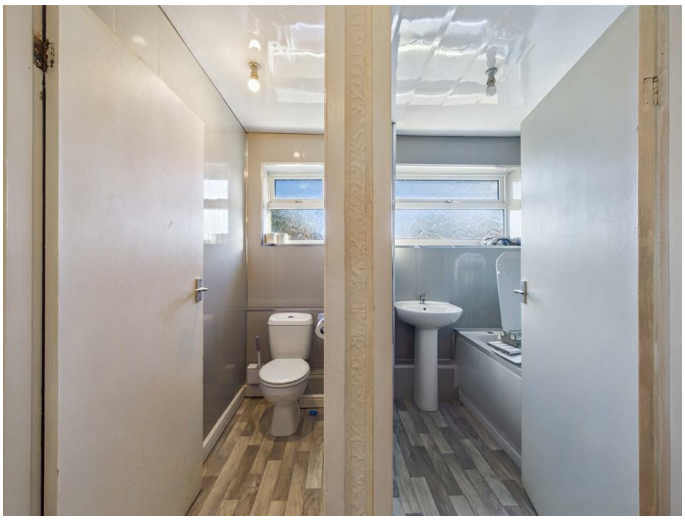
UPVC double glazed windows to the front and rear elevations. Gas central heated radiator. Wall mounted electric fire.

Hallway

4'10" x 4'10" (1.48 x 1.47)

UPVC double glazed door. Stairs lead to the first floor. Gas central heated radiator.

Landing
8'5" x 6'3" (2.57 x 1.90)



Access to all three bedrooms, WC and bathroom. Carpeted throughout.

Bedroom One
11'7" x 11'9" (3.52 x 3.59)



UPVC double glazed window to the front elevation. Gas central heated radiator.

Bedroom Two
10'10" x 11'7" (3.31 x 3.54)



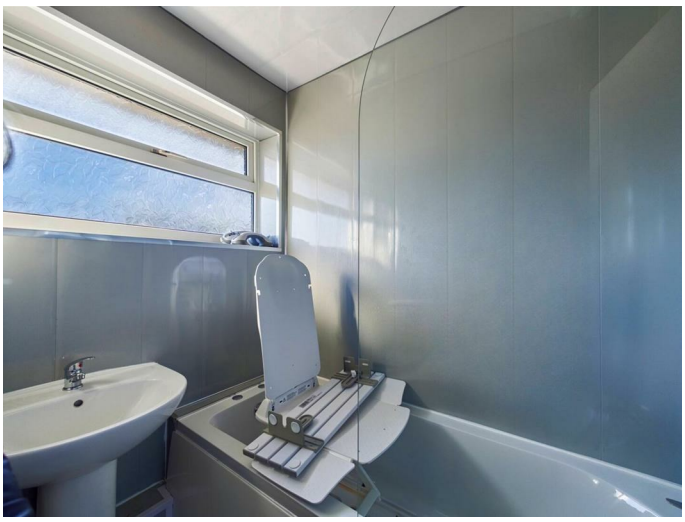
UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bedroom Three
7'9" x 8'6" (2.37 x 2.60)



UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bathroom
5'10" x 5'8" (1.77 x 1.72)



Panel bath with chrome tap and shower attachment. Sink with chrome mixer tap. Wood effect flooring.

WC
5'9" x 2'9" (1.76 x 0.84)



WC with low level flush.

External





The property has both front and rear enclosed gardens. The rear would be ideal for a private driveway.

Disclaimer
Please note this property is sold as seen and the windows and doors do need attention due to damages from a previous break in.

Auction Notes
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

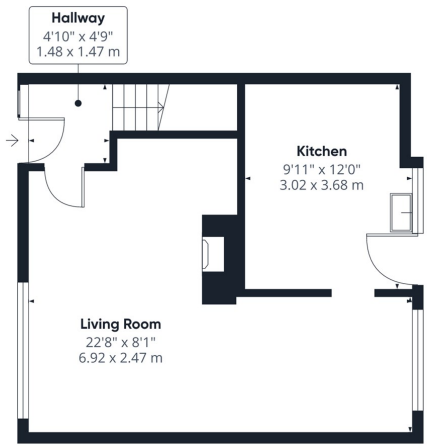
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

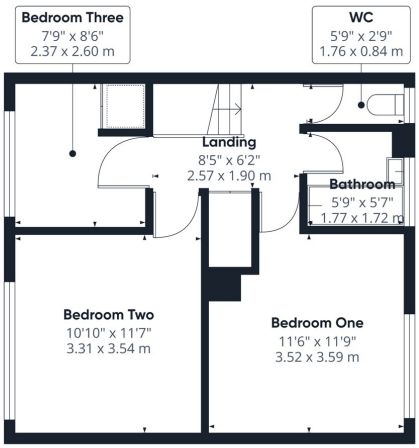








Floor 0





Floor 1

Approximate total area(1)

869 ft²

80.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

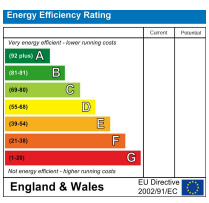
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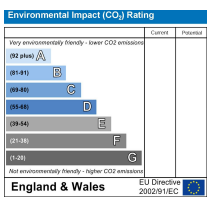
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