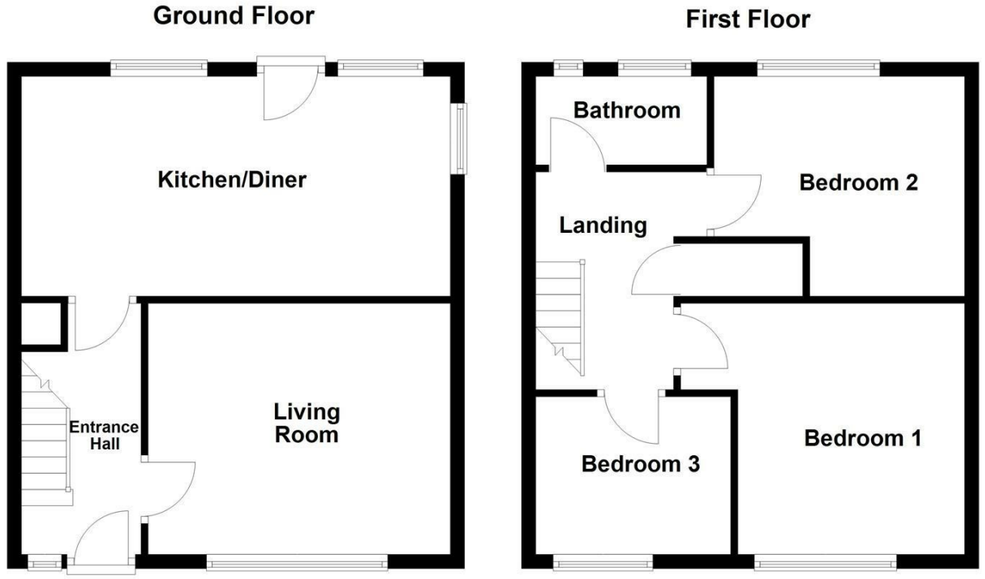
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





5 Throstle Row, Knottingley, WF11 0LX

For Sale Freehold Starting Bid £90,000

For sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation fee. Subject to an undisclosed reserve price.

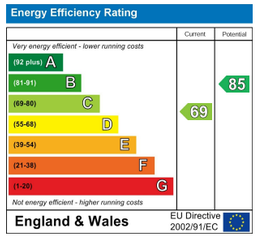
Offered to the market with no onward chain and vacant possession, this three bedroom mid townhouse is ideally located in the popular area of Knottingley, providing an excellent opportunity for first time buyers or young families. The property offers well proportioned living accommodation throughout, including three bedrooms, a spacious kitchen/diner, and gardens to both the front and rear.

The accommodation briefly comprises a welcoming entrance hall with stairs leading to the first floor, access to the living room, kitchen/diner, and a useful understairs storage cupboard. To the first floor, there is loft access, two generous double bedrooms, a good sized single bedroom, and a three piece family bathroom suite. Externally, the property features a lawned front garden with a paved pathway leading to the entrance, while to the rear there is a low maintenance enclosed yard bordered by timber fencing, ideal for outdoor seating or entertaining.

Further benefits include UPVC double glazing and gas central heating throughout. Conveniently situated close to Knottingley train station, a range of local shops, amenities, and well regarded schools, as well as offering excellent access to the M62 motorway network, this property is ideally positioned for those commuting further afield.

Early viewing is highly recommended to fully appreciate the potential this well located home has to offer.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Pontefract & Castleford office 01977 798844
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and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door with frosted side panel. Laminate flooring, a staircase leading to the first floor landing, central heating radiator, doors provide access to the living room, kitchen diner and understairs storage.

LIVING ROOM
11'7" x 13'10" (3.54m x 4.24m)
Laminate flooring, a central heating radiator and a double glazed UPVC window to the front elevation.



KITCHEN/DINER
16'9" x 10'2" (5.11m x 3.10m)
Fitted with a range of wall and base units, an integrated cooker, four ring gas hob with extractor fan over, stainless steel sink and drainer with mixer tap and space and plumbing for a washing machine. Laminate flooring, a central heating radiator and two double glazed UPVC windows to the rear elevation, along with a UPVC door leading out to the rear garden.

FIRST FLOOR LANDING
Carpet flooring, loft access, built-in storage space and doors leading to three bedrooms and the family bathroom.

BEDROOM ONE
11'8" x 14'4" (3.57m x 4.37m)
A spacious double bedroom featuring carpet flooring, a central heating radiator and a double glazed UPVC window to the front elevation.



BEDROOM TWO
13'10" x 10'2" (4.24m x 3.11m)
This double bedroom includes carpet flooring, a central heating radiator and a double glazed UPVC window to the rear elevation. A cupboard houses the Heatline gas combination boiler.



BEDROOM THREE
9'0" x 7'4" (2.75m x 2.25m)
This single bedroom includes carpet flooring, a central heating radiator and a double glazed UPVC window to the front elevation.

BATHROOM/W.C.
8'1" x 5'1" (2.47m x 1.56m)
A low flush w.c, pedestal wash basin and panel bath with chrome taps and overhead shower attachment. A frosted UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.



OUTSIDE
To the front is a a lawned front garden with a flagged pathway. To the rear, there is a low maintenance yard enclosed by timber fencing.



COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

AUCTIONEER'S COMMENTS
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.