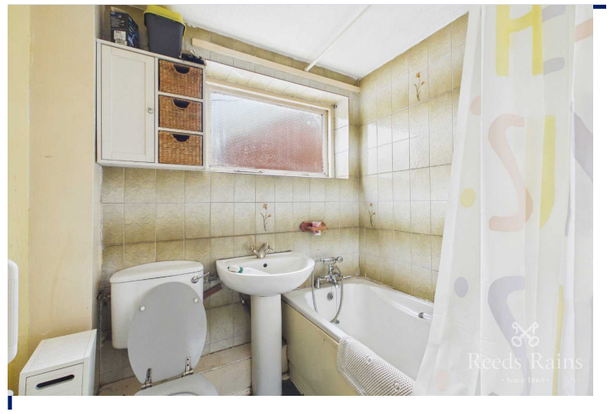
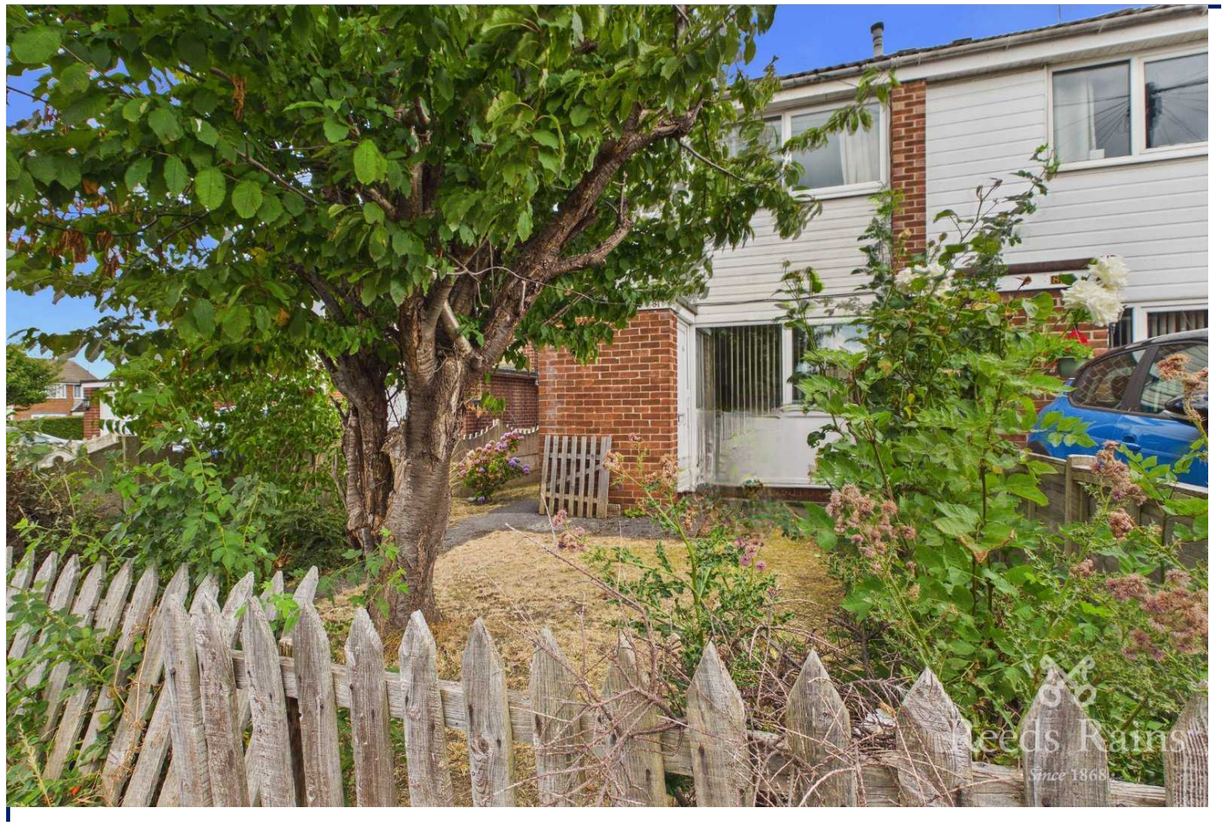
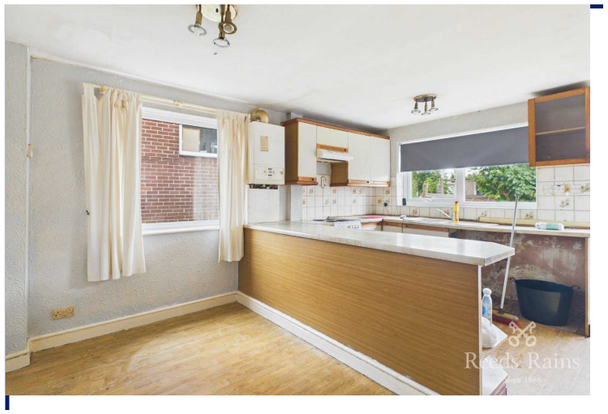
















Arncliffe Drive, Knottingley, West Yorkshire, WF11

Guide Price: £100,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Arncliffe Drive, Knottingley, West Yorkshire, WF11

Guide Price: £100,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Are you looking for a home to put your own stamp on? Whether you're a first-time buyer, an investor, or searching for your next family home, this property could be the perfect opportunity.
Located in Pontefract, this family home is offered for sale with no onward chain, making for a smoother and potentially quicker purchase. With plenty of potential to modernise and add value, it's an ideal choice for buyers looking to create a home that suits their own style and needs.

First Floor

Entrance Hall

Living Room
16'10" x 11'11" (5.13m x 3.63m)
Window overlooking the front elevation, stairs leading to the first floor, radiator.

Dining Kitchen
14'10" x 11'11" (4.52m x 3.63m)
Window overlooking the front elevation. Fitted kitchen with a range of wall and base units, radiator.

First Floor
Landing

Bedroom
13'9" x 11'11" (4.2m x 3.63m)
Window overlooking the front elevation, radiator.

Bathroom
6'9" x 5'6" (2.06m x 1.68m)
Three piece suite comprising of wash hand basin, low level wc and bath, radiator.

Bedroom
7'11" x 11'11" (2.41m x 3.63m)
Window overlooking the rear elevation, radiator.

Exterior

To the front of the property is a lawned garden area and to the rear is a fully garden with garage.

Council Tax
Council tax A

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk