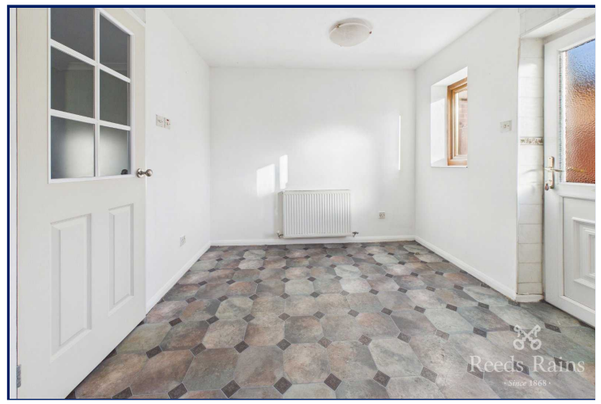
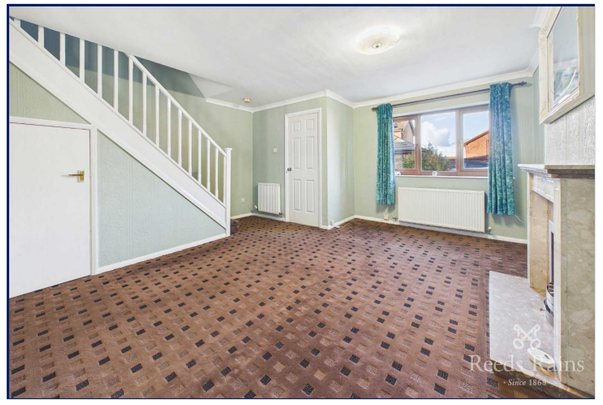
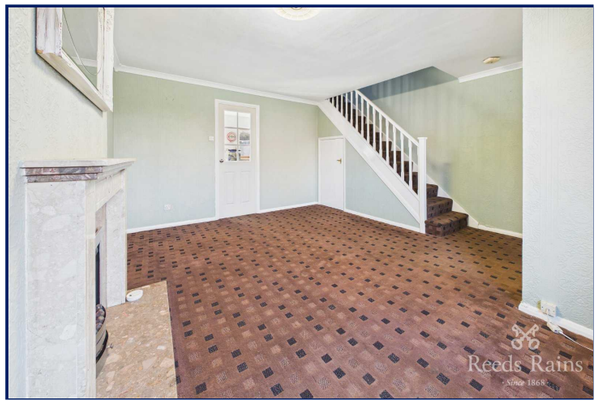
















Eskdale Court, Normanton, West Yorkshire, WF6

Guide Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Eskdale Court, Normanton, West Yorkshire, WF6

Guide Price: £170,000 Freehold

Council Tax Band: B
EPC Rating: C

** Starting Bid £170,000 ** For Sale By Modern Method Of Auction ** NO CHAIN** A superb three bed semi detached home. Ideal for a variety of buyers! Close to local amenities and great commuter links all within this top location! This is A MUST SEE! call Reeds Rains NOW to book your viewing. Council Tax Band B

Main Description

** Starting Bid £170,000 **

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

No Upward Chain. A well presented three bedroom semi detached house situated in a popular location on a cul-de-sac position. The property has gas central heating and double glazing. The accommodation comprises of a front entrance hall, cloakroom/WC, lounge, dining kitchen, three bedrooms and a bathroom. The front of the property is open plan with a side driveway providing ample off road parking. To the rear is an enclosed lawned garden with a decorative concrete patio and pathway. Sure to be of interest to a variety of buyers. Viewing highly recommended.

GROUND FLOOR

Entrance Hall
A double glazed door opens from the front aspect, with tiled walls and a central heating radiator. Doors lead to the cloakroom and lounge.

Cloakroom
2'11" x 7'1" (0.9m x 2.16m)
Comprises of a low level WC and a wall mounted wash basin with a chrome effect mixer tap inset. A central heating radiator and a window overlooks the front aspect.

Lounge
14'11" (Max) x 15'4" (4.55m (Max) x 4.67m)
A feature fire surround with a gas fire inset, an understairs storage cupboard, two central heating radiators and a window overlooks the front aspect. Open stairs lead to the first floor landing and a door leads to the dining kitchen.

Dining Kitchen
14'9" x 9'11" (4.5m x 3.02m)
Fitted with a range of wall and base units, a roll edge works surface with tiled splash backs and a stainless steel single bowl sink with a chrome effect mixer tap inset. Space for a cooker and free standing fridge freezer and plumbing for a washing machine. A central heating radiator, two windows and a double glazed door open to the rear aspect.

FIRST FLOOR

Landing
With access to the loft space having some boarding, an airing cupboard and a window overlooks the side aspect. Doors lead to the bedrooms and bathroom.

Bedroom One
8'6" (Max) x 13'6" (2.6m (Max) x 4.11m)
A central heating radiator and a window overlooks the front aspect.

Bedroom Two
8'6" (Max) x 11'1" (2.6m (Max) x 3.38m)
A central heating radiator and a window overlooks the rear aspect.

Bathroom
6'8" x 6' (2.03m x 1.83m)
Comprises of a low level WC,a pedestal wash basin with a chrome effect mixer tap inset and a panelled bath with a chrome effect mains shower over. Tiled walls, a central heating radiator and a window overlooks the rear aspect.



For full EPC please contact the branch.

Bedroom Three
6'5" x 9'7" (max) (1.96m x 2.92m (max))
A central heating radiator and a window overlooks the front aspect.

Exterior
The front of the property is open plan with a side driveway providing ample off road parking. To the rear is an enclosed lawned garden with a decorative concrete patio and pathway, shed, storage outbuilding and an outside tap.

Agents Notes
The boiler was installed in May 2026.

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.

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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.



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.

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