



The Ridgeway, Knottingley WF11 0JQ

welcome to

The Ridgeway, Knottingley

No chain. Three-bedroom semi-detached home in a popular Knottingley location. Requiring some modernisation, with generous gardens, detached garage for storage and excellent potential. Close to schools, amenities and transport links.



Offered to the market with no onward chain, this spacious three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create a home to their own specification. Situated in a popular residential area of Knottingley, the property benefits from excellent access to local amenities, well-regarded schools and convenient motorway links, making it an ideal choice for families, first-time buyers and investors alike.

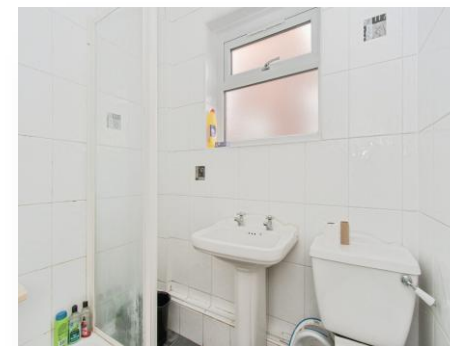
The accommodation offers generous living space throughout and briefly comprises an entrance hallway, a comfortable lounge, kitchen, showeroom and a rear hallway with a useful storage cupboard housing the boiler. To the first floor are three well-proportioned bedrooms, all offering excellent potential for modern family living.

Externally, the property enjoys a substantial garden to the front, creating an attractive approach, while the rear boasts a further enclosed lawned garden ideal for outdoor enjoyment. A detached garage provides valuable storage or workshop space.

Requiring a degree of updating throughout, this property offers immense scope to add value and personalise to individual tastes. Combining generous accommodation, excellent outdoor space and a highly convenient location, this is a rare opportunity for purchasers seeking a property with genuine potential. Early viewing is highly recommended.

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

Lounge

14' 4" x 12' 9" (4.37m x 3.89m)

Shower Room

Kitchen

12' 11" x 7' 8" (3.94m x 2.34m)

Landing



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welcome to The Ridgeway

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached Home
- NO CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price
£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120161 - 0002

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