

1 Aston Close, Castleford

Starting Bid: £130,000.00



This well presented semi detached home is located on a sought after development and briefly comprises of an entrance hall with stairs leading to the first floor where there is an open plan kitchen/dining/living floor. To the ground floor there is a bathroom and two double bedrooms one with French doors leading to the enclosed rear garden. There are two parking spaces to the front of the property.

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Ground Floor

Entrance Hall

Having the double glazed entrance door to the front, a door to an under stair storage cupboard, a door to a second cupboard which houses the boiler, and a door leading to a further storage cupboard.

Bedroom Two 10' 10" max x 8' 5" max (3.30m max x 2.57m max)

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom One 10' 10" x 10' 10" (3.30m x 3.30m)

With double glazed patio doors leading out to the rear garden, fitted wardrobes, and a gas central heating radiator.

House Bathroom 6' 7" x 6' 3" (2.01m x 1.91m)

Having a three piece bathroom suite comprising of a bath with mixer taps, and a shower over, a wash hand basin, and a low level flush w.c. Part tiling. Heated towel rail, and a double glazed window to the rear.

Utility Cupboard

Fitted with work surfaces, plumbing for a washing machine, and light.

First Floor

Open Plan Living Area

With stairs rising from the entrance hall the open plan living area has a modern fitted kitchen with both wall and base units, and complimentary work surfaces over. Integrated appliances include an electric oven and an electric hob, with cooker hood extractor over, a dishwasher, fridge freezer, and microwave. Double glazed windows sit to the rear of the kitchen space, and the lounge area has double glazed patio doors leading out to a balcony.

Exterior

Externally the property has two parking spaces to the front, while to the rear is a garden space which is laid to lawn, with a patio area.