



Hillside Mount, Pontefract WF8 2UD

Welcome to

Hillside Mount, Pontefract

Two-bedroom semi-detached in Pontefract, offered via the IAMSOLD auction method. Features lawned gardens to the front, side and rear plus a large & bright conservatory. A well-located home with great potential and generous outdoor space.



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

With a UPVC front entrance door, laminate flooring, gas central heating radiator and a window to the front.

Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

With a window to the front, laminate flooring and a gas central heating radiator.

Dining Kitchen

17' 5" x 8' 9" (5.31m x 2.67m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, stainless steel sink and drainer, plumbing for washing machine, space for free standing fridge freezer, tiled flooring, tiled splash back, part tiled walls, cupboard housing the boiler, a UPVC rear door and window.

Conservatory

11' 5" x 12' (3.48m x 3.66m)

UPVC construction with a UPVC door to the side.

Landing

With a window to the side, storage cupboard and access to the loft.

Bedroom One

17' 6" x 9' 8" (5.33m x 2.95m)

With two windows to the front, storage cupboard and a gas central heating radiator.

Bedroom Two

11' 2" x 13' 5" (3.40m x 4.09m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with electric shower attached, fully tiled and a window to the rear.

Front Garden

Lawned gardens to the front, side and rear.

Rear Garden

With out buildings for storage, mature trees creating borders and a timber fence surround.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom semi-detached
- IAMSOLD auction sale

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

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119785 - 0004

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk