

William H Brown
2 Wood Street
Wakefield
WF1 2ED

t: 01924 381381

email: wakefield@williamhbrown.co.uk

4 Woodyard Cottages, Walton, Wakefield

Starting Bid: £180,000.00



With an abundance of charm and character this three double bedroom stone fronted cottage located in Walton adjoining Walton Nature Reserve, popular with walkers and horse riders and only appreciated by a full inspection. The property comprises of lounge, spacious dining kitchen, first floor landing, 3 double bedrooms and a bathroom. Rear garden. On street parking. Garage used for storage. No Upper Chain.

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

Lounge 15' 1" x 12' 1" (4.60m x 3.68m)

Kitchen 16' 6" x 15' 10" (5.03m x 4.83m)

First Floor

Bedroom 2 13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom 3 15' 9" x 7' 9" (4.80m x 2.36m)

Bathroom

Second Floor

Bedroom 1 18' 7" x 16' (5.66m x 4.88m)

Outside

Rear garden. On street parking. Garage used for storage.