



17 PARK ROW,
KNARESBOROUGH,
HG5 0BJ
£140,000

2 Bedroom House

LINLEY &
SIMPSON

A fantastic opportunity to purchase this two bedroom semi-detached cottage in the heart of Knaresborough offered with No Onward Chain. Offering modern fitted kitchen, white bathroom suite and neutral decor throughout. With enclosed rear yard this property should appeal to First-time-buyers and Property Investors alike. Viewing a must.

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 buyer 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 £6,000.00 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

GROUND FLOOR

OPEN PLAN LOUNGE - 28'2" (max) x 13'4" (max)

Stairs to first floor.

KITCHEN AREA

A range of modern fitted wall and base units with complementing work surfaces and breakfast bar, stainless steel inset gas hob, integrated electric oven, canopy extractor hood, stainless steel sink drainer unit, tiled floor, window and door to rear

FIRST FLOOR

BEDROOM 1 - 13'8" (max) x 13'4" (max)

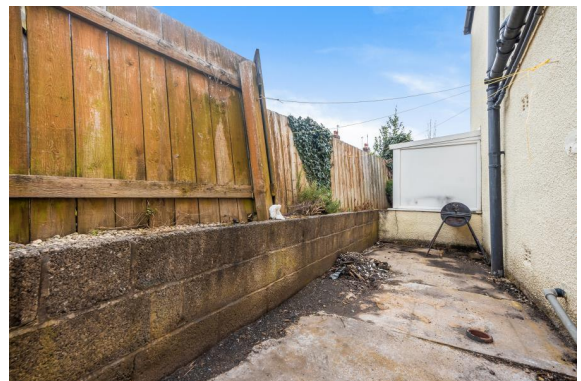
BEDROOM 2 - 10'1" (max) x 7'5"

BATHROOM

Three piece modern white suite with electric shower over bath, part tiled walls, tiled floor.

EXTERIOR

Enclosed rear yard.

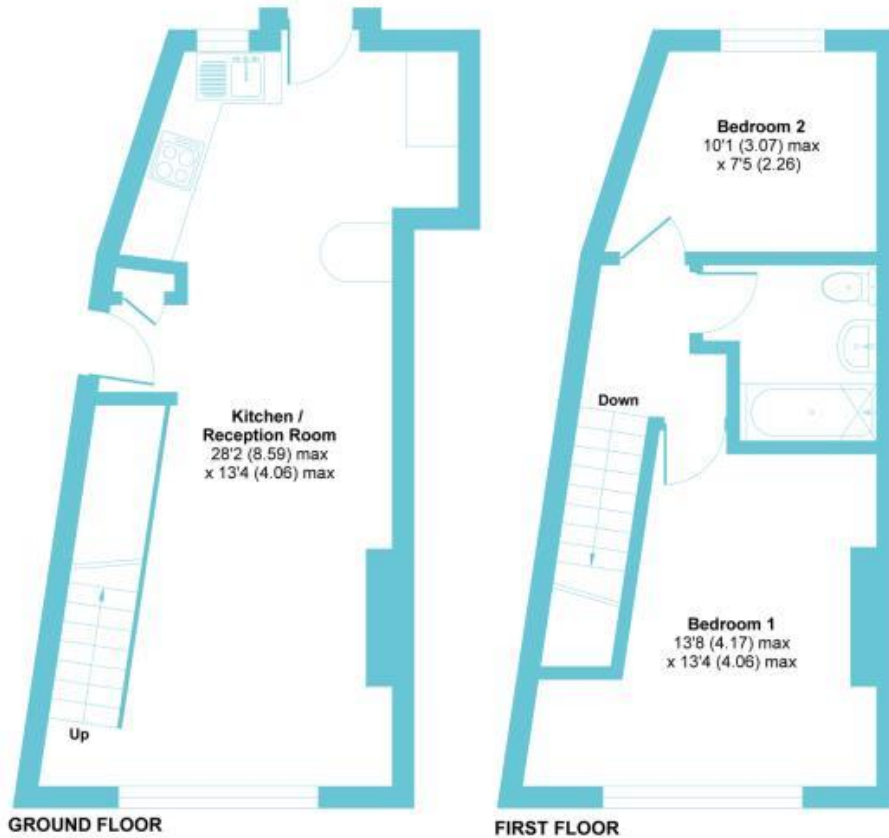




Park Row, Knaresborough, HG5

Approximate Area = 653 sq ft / 60.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 701390

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.