



3 Bed
House - Semi-
Detached
located in
Castleford
Starting Bid £99,000



Park Road
Castleford
WF10 4RS

****MODERN METHOD OF AUCTION**Cash Buyers Only ****This three-bedroom semi-detached home presents a fantastic renovation opportunity for investors, developers, or buyers looking to create their dream home. Requiring a full refurbishment, the property offers incredible potential, whether to renovate and rent or to modernize and re-list for resale. With properties in the area selling for a significant amount, this is a great opportunity to add value.

****Cash Buyers Only ****Three-Bedroom Semi-Detached Home with Huge Potential. This three-bedroom semi-detached home presents a fantastic renovation opportunity for investors, developers, or buyers looking to create their dream home. Requiring a full refurbishment, the property offers incredible potential, whether to renovate and rent or to modernize and re-list for resale. With properties in the area selling for a significant amount, this is a great opportunity to add value. The home features two reception rooms and a kitchen on the ground floor, providing flexible living space. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating in every room, offering a solid foundation for improvement. Externally, the property boasts a larger-than-average rear garden with open field views, offering a peaceful outdoor space with great potential for landscaping. The location is highly convenient, being close to local amenities, motorway links, train stations, and Pontefract and Castleford town centres. With carpets, décor, and furniture already removed, this property is a blank canvas, ready for transformation. Homes in this area sell quickly, making this an exciting opportunity for those looking to invest or renovate.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is

responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





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