

property details **approval form**

173 Netherton Lane, Netherton, Wakefield, West Yorkshire, England, WF4 4HL

Date: 06 March 2026

Property Ref and Version: WAK127831 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £210,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two bedroom semi-detached bungalow
- > No chain
- > Garage and driveway
- > Enclosed rear garden
- > EPC Rating: C

>> **short description**

A bright and airy, spacious two bedroom semi-detached bungalow situated in the highly sought after and semi rural Location of Netherton not to be missed! This home is been sold via modern method of sale.

>> **long description**

A bright, airy and spacious two bedroom semi-detached bungalow situated in the highly sought after and semi rural Location of Netherton not to be missed! Briefly comprising of kitchen diner, living room, bathroom, master bedroom and second double bedroom. Externally a driveway leads to the single detached garage, private and enclosed low maintenance beautiful garden with far reaching views. This home is located with great access to schooling, transport links and local amenities. Offered to market with no onward chain viewings highly recommended to fully appreciate what this home has to offer. This home is been sold via modern method of sale.

>> **directions**

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>> **Agent Note**

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>> **room description**

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.

Lounge

11' max x 15' 1" max (3.35m max x 4.60m max)

Kitchen

12' 1" max x 9' 1" max (3.68m max x 2.77m max)

Bedroom One

12' 1" max x 11' max (3.68m max x 3.35m max)

Bedroom Two

9' max x 9' 1" max (2.74m max x 2.77m max)

Bathroom

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>> **room description**

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>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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>> **property images**



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>> property images

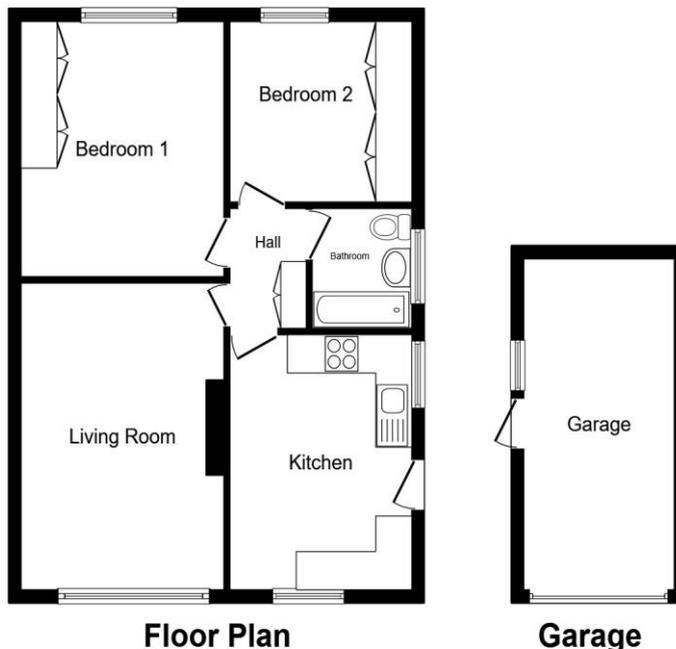
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>> floor plan



Total floor area 71.0 m² (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Mr P. Webster		

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