

# HUNTERS®

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## Cemetery Road

Dewsbury, WF13 2RY

Guide Price £116,000



FOR SALE BY MODERN METHOD OF AUCTION ( T & Cs APPLY ) - STARTING BID OF £116,000 PLUS RESERVATION FEE

Offered for sale is this individual four bedroom semi detached family home with a range of exposed beams and roof trusses. The property is highly deceptive and must be viewed internally to appreciate fully the size and layout. The main benefits of this property are the four good sized bedrooms, all big enough for a double beds. The property is in need of complete refurbishment and would make an ideal project for a property developer or first time buyer looking to for their first property renovation project to suit their own timescales and individual budgets.



## ENTRANCE

Access to first floor and doors to lounge and dining kitchen.

## LOUNGE 17'4" x 11'0" (5.29m x 3.37m)

Double glazed window to front, cast gas range, radiator with feature beams and under stairs storage.

## DINING KITCHEN 18'8" x 17'11" (5.69m x 5.48m)

Fitted with a range of base and eye level units with round edged worktops, 1½ bowl sink with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge, gas point for cooker, double glazed windows to front, radiator with exposed beams, open plan to:

## STORE/CELLAR

Ample space for storage.

## HALLWAY

Access to four bedrooms and family bathroom

## BEDROOM 1 18'0" x 11'6" (5.50m x 3.51m )

Double glazed window to side, double glazed window, radiators with exposed beams.

## BEDROOM 2 14'8" x 11'0" (4.48m x 3.37m)

Double glazed window to front, radiator

## BEDROOM 3 10'8" x 6'9" (3.26m x 2.08m)

Double glazed window and radiator

## BEDROOM 4 16'2" x 16'2" (4.94m x 4.94m)

Double glazed window and radiator, PVCu door to rear entrance, access to walk in storage and

## EN SUITE

A walk in double shower enclosure with low flush WC and pedestal wash hand basin.

## BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, ceramic tiled walls, tiled flooring.

## OUTSIDE

Enclosed paved area to the front, with on street parking to the front.

## AUCTION INFORMATION

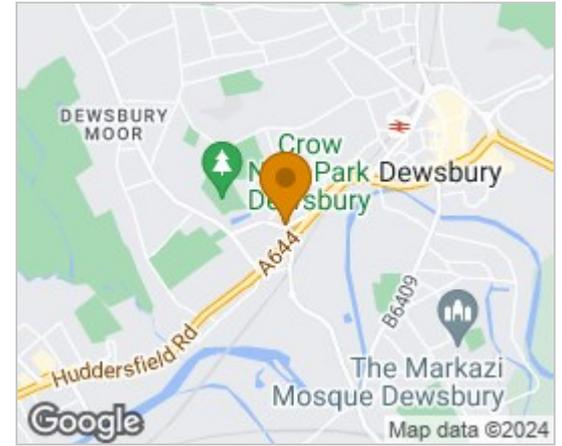
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. 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 £450. These services are optional.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

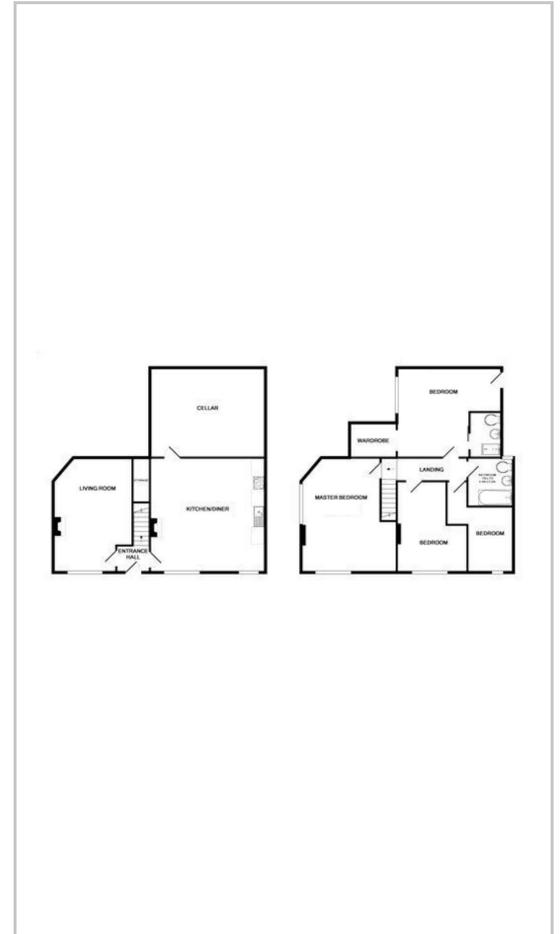
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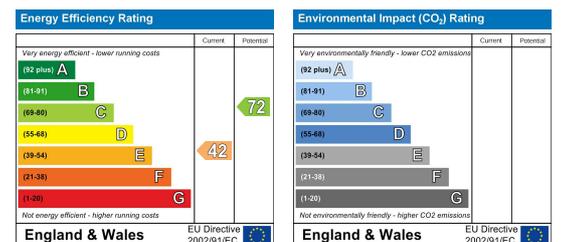
## Area Map



## Floor Plans



## Energy Efficiency Graph



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