

# HUNTERS®

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## Longlands Road

Dewsbury, WF13 4AB

Guide Price £240,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £240,000 PLUS RESERVATION FEE.

Tucked away off Longlands Road in a private position nestled amongst two other quality bungalows is this two/three bedroom stone built detached true bungalow. This property benefiting from a 22ft lounge, with two of the bedrooms having built-in wardrobes and shower room and additional house conservatory. To the exterior we have a driveway providing off street parking for multiple vehicles leading to the detached garage and there are front and rear gardens with the rear garden facing in a south-easterly direction so perfect for those warmer days and nights. Being perfectly situated for walking access to local amenities, schooling, Dewsbury hospital and Dewsbury, Batley & Heckmondwike town centres by road and public transport and is being offered with no onward chain.





KITCHEN

Fitted with matching wall and base units in cream with spotlights under, black granite worktops and matching breakfast bar, ceramic electric oven and hob, stainless steel 1 1/2 bowl sink, extractor fan and hood, gun metal radiator, space for washing machine and dryer, integral fridge and combination boiler, laminate flooring and three double glazed windows to the front and side elevations.

INNER HALLWAY

With dado rail, concealed radiator and laminate flooring.

LOUNGE 11'11" x 21'9" (3.65m x 6.64m)

With feature fitted gas fire in stone surround, radiator, ceiling coving, TV point, dado rail and two double glazed windows to the side and front elevation.

BEDROOM 1 10'2" x 10'0" (3.11m x 3.05m)

Featuring cream slide wardrobes with mirror fronts, coving to the ceiling, TV point, radiator and double glazed window to the front elevation.

BEDROOM 2 8'4" x 8'10" (2.56m x 2.70m )

Featuring fitted wardrobes, dressing table and matching cupboards, ceiling coving and double glazed window to the rear elevation.

SHOWER ROOM

Fitted with corner walk in shower three piece suite comprising roll top bath with shower attachment and chrome effect feet, hand wash basin and high flush w.c. part pannelled in pale blue cladding, laminate flooring and Upvc double glazed leaded window to the rear elevation.

DINING ROOM/BEDROOM 3 11'2" x 8'10" (3.41m x 2.71m)

Coving to the ceiling, dado rail, TV point, covered radiator and double glazed window to the side elevation and double glazed french doors conservatory

CONSERVATORY 9'5" x 10'4" (2.89m x 3.16m)

A good sized conservatory with fitted laminate flooring and ceiling light with attached fan and having two radiators and double glazed patio door to the rear garden.

GARDENS

To the front of the property is a drive with lawned garden with flowers and shrubs and Lawned gardens to the rear and side of the property with large selection of trees flowers and shrubs, paved patio area.

GARAGE

Drive to detached garage with up and over door.

AUCTION NOTES

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 eventual 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.

Area Map



Floor Plans



Energy Efficiency Graph

