

HUNTERS[®]

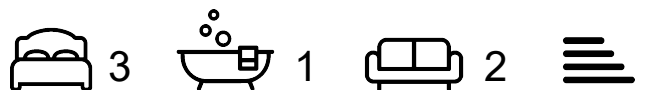
HERE TO GET *you* THERE



Wrexhall Road

Dewsbury, WF12 7NY

Guide Price £160,000



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £160,000 PLUS RESERVATION FEE of 4.5%

Hunters are delighted to present this three-bedroom semi-detached family home which has been extended to the ground floor in this most popular residential location of Hanging Heaton Dewsbury. This property would be of interest to first-time buyers looking to renovate their first property to suit their taste and budget with a new kitchen, bathroom, carpets, and decorating. Conveniently situated within easy reach of Bradford, Wakefield, Leeds, and other major surrounding towns within West Yorkshire and the motorway network. Benefiting from double-glazing, spacious rooms and large gardens on three sides, there's potential to create a sizeable forever family home. The property briefly comprises: Entrance Hall, lounge and further dining/sitting room and kitchen, three bedrooms upstairs, and shower room. There is a driveway to the side of the property. This property is being sold with no onward chain.



AUCTION NOTES

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a pre agreed 90 Day Reservation Period (Requested by the seller) . 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.

ENTRANCE

Through double glazed front door, the hallway gives access to the lounge and dining area and kitchen and stairs to the first floor, gas wall heater.

LOUNGE 16'6" x 10'11" (5.03m x 3.35m)

A good sized family room with focal point fire surround with wall mounted gas fire (Not Tested) and double glazed window to the front

DINING ROOM 14'4" x 10'11" (4.38m x 3.35m)

Another good sized room with focal point brick fire surround with wall mounted gas fire (Not Tested) and double glazed window to the rear

KITCHEN 13'9" x 8'1" (4.20m x 2.48m)

Having range of wall and floor mounted units with worktop surfaces with inset sink with mixer tap, double glazed door and window to the rear.

LANDING

Access to three bedrooms and Shower Room

BEDROOM 1 11'7" x 10'11" (3.55m x 3.34m)

A double bedroom with double glazed window to the front

BEDROOM 2 12'0" x 10'2" (3.66m x 3.11m)

Another double with double glazed window to the rear

BEDROOM 3 8'11" x 8'0" (2.72m x 2.46m)

A single bedroom with double glazed window

SHOWER ROOM

Having a walk in shower with wall mounted chrome mixer shower with further rain attachment, with hand wash basin and low level WC and frosted windows to the side and rear.

GARDEN

Garden to the front with rear patio seating area with enclosed garden to the rear

GARAGE

Having off street parking to the side of the property leading to detached single garage.

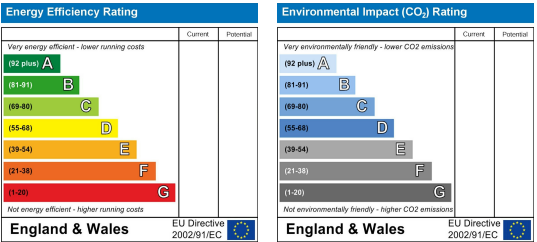
Area Map



Floor Plans



Energy Efficiency Graph



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.