HUNTERS®

HERE TO GET *you* THERE



Huddersfield Road

Heckmondwike, WF16 9BG

Guide Price £65,000

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AUCTION END DATE 30-11-2026 at 13:00

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £65,000 PLUS RESERVATION FEE of 4.5%

Hunters are delighted to bring to the market this one bedroom terrace home in Heckmondwike, presented to a very high standard. We believe this family home would be perfect for a first-time buyer or young couple. The property is ideally situated just a five-minute drive from both Heckmondwike and Birstall Centre, the M1 (J40) motorway, and a range of local amenities. The property comprises an entrance vestibule, a lounge and lower level kitchen. It offers one master bedroom, as well as a newly fitted bathroom. Fitted central heating and double glazing are featured throughout the property, ensuring comfort and energy efficiency.This home is an ideal starter property for first-time buyers or landlords looking to expand their investment portfolio, this property could achieve £7200.00 in annual rent.







AUCTION NOTES
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a pre agreed 56 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 with access into lobby with stairs to first floor

LOUNGE 13'8" x 14'11" (4.19m x 4.55m)
Spacious front lounge with newly laid carpets and fitted radiator and door to lower level kitchen and further wall mounted house boiler.

LOWER LEVEL KITCHEN 1131'10" x 6'5" (345m x 1.98m)
Fitted with a range of new base units with contrasting worktop surfaces with inset sink with mixer taps. Fitted with an oven and four ring electric hob. Double glazed window to the front.

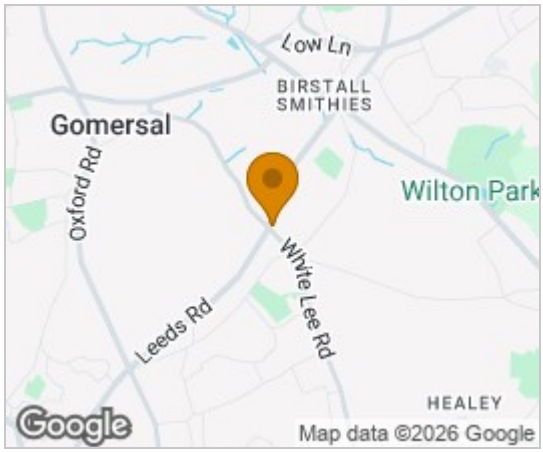
LANDING
Access to master bedroom and bathroom.

BEDROOM 1 14'11" x 10'10" (4.55m x 3.31m)
A large double bedroom with newly fitted carpets and feature fire surround with cast iron fireplace, with fitted radiator and double glazed window.

BATHROOM
Fitted with a brand new modern three piece white suite comprising panelled bath with tap attached shower, wash hand basin, low- level WC, radiator and fitted extractor, with cladded walls.

OUTSIDE
ThE property has a yard to the front which is mainly gravelled.

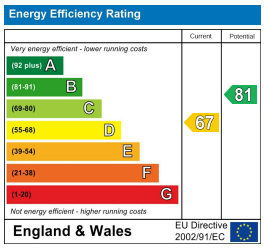
Area Map

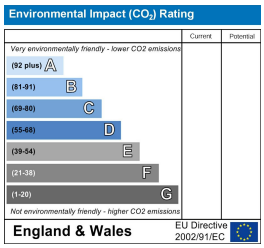


Floor Plans



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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com https://www.hunters.com