

HUNTERS®

HERE TO GET *you* THERE



Morton Grove

Dewsbury, WF12 9RA

Guide Price £90,000



AUCTION ENDS FRIDAY 28-03-2025 at 13:00

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £90,000 PLUS RESERVATION FEE.

Hunters are pleased to bring to the market this double fronted mid terrace property, situated in the ever popular location of Thornhill Lees, benefiting from a spacious lounge and good sized breakfast kitchen, two double bedrooms, bathroom, with small front garden and garage located away from the property. An internal inspection is required to fully appreciate this ideal first time buyer's property.



ENTRANCE

Entrance though double glazed front door into vestibule

BREAKFAST KITCHEN 10'11" x 9'2" (3.35m x 2.81m)

Fitted with a range of floor and wall base units with contrasting worktops with inset steel sink with mixer taps, and fitted radiator and double glazed window. and stairs to the first floor

LOUNGE 15'9" x 9'11" (4.81m x 3.03m)

Spacious family room with laminate flooring and double glazed window and fitted radiator.

LANDING

Access to two double bedrooms and house bathroom

BEDROOM 1 13'1" x 11'1" (4.01m x 3.38m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 2 10'0" x 9'10" (3.07m x 3.00m)

A double bedroom with fitted radiator and double glazed window

BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks and frosted double glazed window and fitted radiator.

GARDEN

Small front garden with paved area with gated access.

GARAGE

Having a single garage situated in the nearby block of garages with an up and over door.

AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

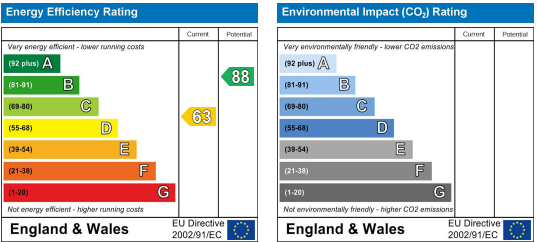
Area Map



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.