



## Cemetery Road

Dewsbury, WF13 2SE

Auction Guide £120,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £120,000 PLUS RESERVATION FEE

A fantastic opportunity to purchase a large, versatile site with huge potential for a variety of uses. Number 5 Cemetery Road consists of an end of terrace house with three bedrooms, basement, paved yard and five outbuildings / workshops. The ideal purchase for someone who wants to run a business from home, offering a flexible lifestyle opportunity or for conversion subject to obtaining the necessary consents. Conveniently located within walking distance of Dewsbury town centre, an inspection to view is essential to appreciate all that is on offer. The ground floor level comprises a dining kitchen, inner hallway, lounge, stairs down to the basement. On the basement level is a bar / entertaining room, an adjoining room which was previously a workshop and a walk in store. On the first floor level there are two / three bedrooms and a family bathroom. A further staircase leads to a roof terrace with spectacular views of Dewsbury. Vehicle entry is gained via a private gated driveway which leads to a large paved yard which has five outbuildings / workshops. Number 5 Cemetery Road was formerly "Thompsons High Class Mineral Water Manufacturer" which thrived during the 1940's and 50's bottling a variety of fizzy drinks. The original Thompsons sign still exists on the side of the building.



## ENTRANCE

DINING KITCHEN 16'7" x 10'3" (5.08m x 3.13m)

## INNER HALLWAY

LOUNGE 14'6" x 15'10" (4.44m x 4.85m)

## LOWER LEVEL BASEMENT

BAR/ GAMES AREA 20'6" x 15'3" (6.26m x 4.67m)

WORKSHOP/BASEMENT 12'5" x 20'6" (3.79m x 6.26m)

## LANDING

BEDROOM 1 9'11" x 8'9" (3.03m x 2.67m )

Formerly two bedrooms

FORMER BEDROOM 2 15'1" x 10'2" (4.62m x 3.12m )

BEDROOM 3 10'7" x 10'2" (3.25m x 3.12m)

## BATHROOM

## STAIRS TO ROOF TERRACE

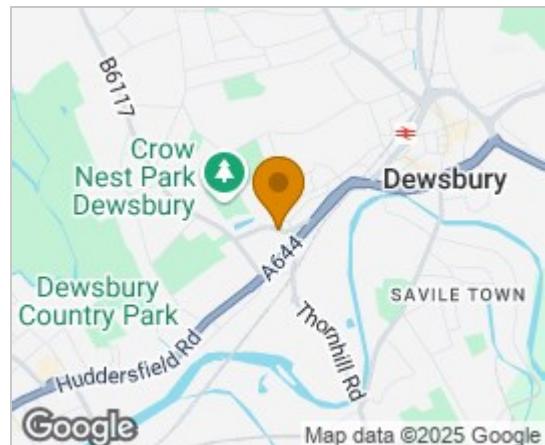
## AUCTION NOTES

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.

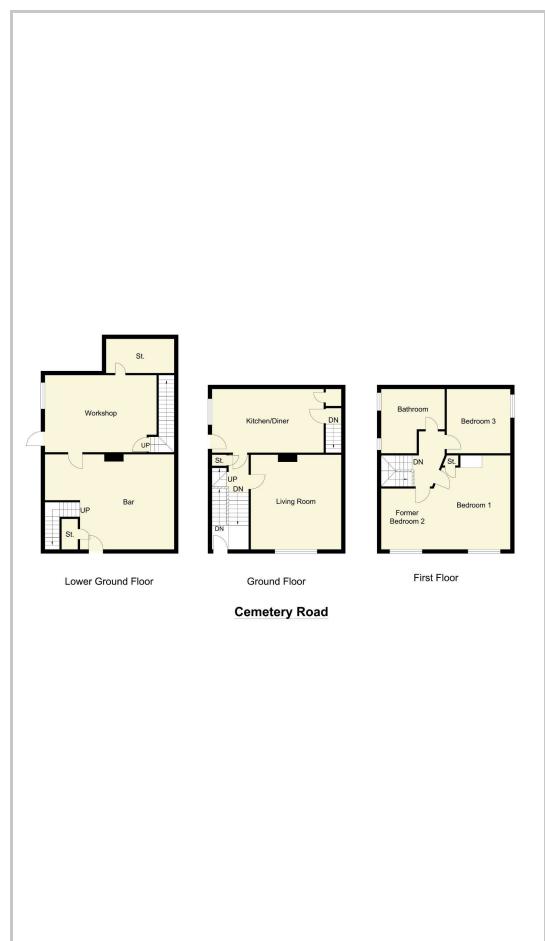
## OUTSIDE

Five outbuildings/workshops, versatile large site

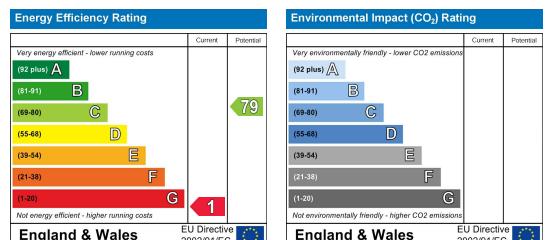
## Area Map



## 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.