



Milton Walk

Dewsbury, WF13 2PD

Guide Price £99,950



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £99,950.00 PLUS RESERVATION FEE.

Deceptive in appearance and offering three good sized bedrooms this end townhouse which is in need of full modernisation. The property is conveniently located for Dewsbury town centre and the rail and motorway networks and must be viewed inside to fully appreciate the accommodation on offer and position enjoyed. Having double glazing and the property is also heated by a community heating system on a Smart tariff metering system and comprises:- Entrance Hall, Lounge, Kitchen leading to the Dining Room, To the first floor: two Store cupboards off the landing, Three Bedrooms, and family Bathroom. This property will be of particular interest to first time buyers and property renovators and landlords looking for their next buy to let property.



ENTRANCE

Double glazed door into hallway, radiator stairs to first floor with store under, door to lounge and door to downstairs cloaks

DOWNSTAIRS WC

Fitted with low level WC and small sink with mixer tap, double glazed window

LOUNGE 13'6" x 11'3" (4.12m x 3.45m)

Two double glazed windows radiator.

KITCHEN 10'2" x 8'3" (3.12m x 2.52m)

Fitted with a range of high and low level units with matching roll top surface with tiled splashback, inset stainless steel bowl sink with mixer tap and drainer, Double glazed window space for electric cooker and plumbing for automatic washing machine, leading to:

DINING ROOM 9'6" x 8'11" (2.90m x 2.72m)

With radiator, double glazed door leading to rear garden.

LANDING

Access to three bedrooms and family bathroom and two storage areas, loft opening (not inspected)

BEDROOM 1 13'3" x 10'9" (4.05m x 3.28m)

A large double bedroom and two double glazed windows and radiator

BEDROOM 2 10'7" x 10'3" (3.25m x 3.13m)

A double bedroom with two double glazed windows and radiator

BEDROOM 3 11'5" x 6'4" (3.49m x 1.95m)

Another double bedroom with double glazed windows and radiator and storage compartment.

BATHROOM

Fitted with three piece suite with panelled bath with pedestal wash hand basin, low level WC, with part tiled walls and double glazed window and radiator.

GARDENS

Small garden to the front with enclosed garden to the rear.

PARKING

Please note the property does not have any allocated parking.

IMPORTANT AUCTION NOTES

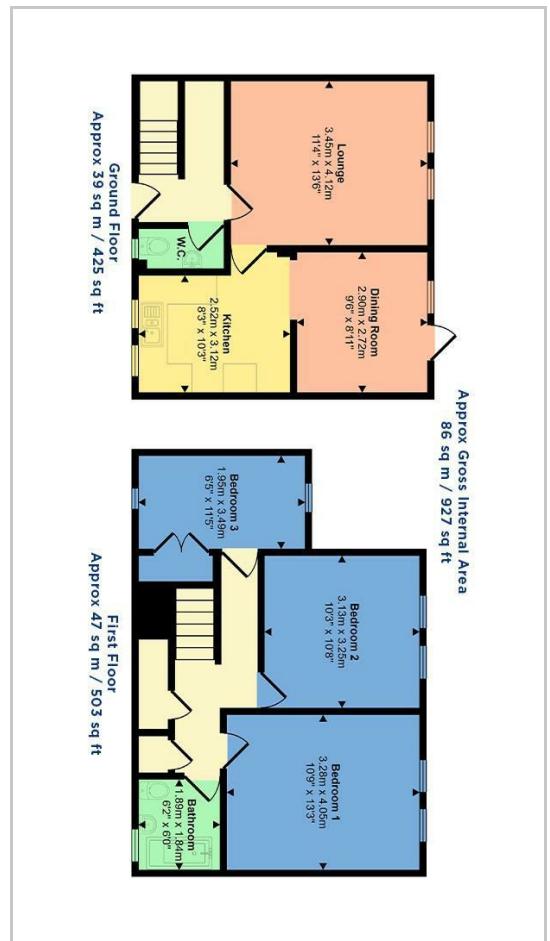
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The 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

