



Park Road

Savile Town, Dewsbury, WF12 9LW

Guide Price £130,000



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £130,000 PLUS RESERVATION FEE.

Hunters are pleased to offer to the market for sale this traditional three bedroomed semi-detached family home. The property briefly comprises of an entrance hall, living room, kitchen and further utility room, three good sized bedrooms and house bathroom. The property benefits from being close to local amenities, nearby schools and has good transport links. Externally the property offers a good sized garden to the front with off road parking for two cars.

LEASEHOLD DETAILS
TERM 999 YEARS FROM 25/12/1914
TERM REMAINING - 889
ANNUAL GROUND RENT £1.00



PORCH

Double glazed front door leading to main house entrance

HALLWAY

Through double glazed front door into hallway, stairs to first floor with useful under stairs storage and leading to lounge and dining kitchen

LOUNGE 18'11" x 10'10" (5.79m x 3.31m)

A good sized family room with two radiators and double glazed window and fitted double glazed patio door.

DINING KITCHEN 15'1" x 11'11" (4.60m x 3.64m)

Fitted with a range of base and wall units with contrasting worktops incorporating sink and four ring gas hob with extractor over and fitted electric oven. Double glazed window and archway leading to lounge. Access to downstairs utility room as well.

UTILITY ROOM 17'8" x 5'2" (5.40m x 1.58m)

Previously used as a second kitchen but will be an ideal extension to the kitchen or used as a utility space/storage. Having a double glazed door to the rear.

LANDING

Providing access to three bedrooms and house bathroom and loft access.

BEDROOM 1 13'0" x 11'10" (3.97m x 3.61m)

Double bedroom with fitted radiator and double glazed window.

BEDROOM 2 13'1" x 11'10" (4.01m x 3.63m)

Double bedroom with fitted radiator and double glazed window.

BEDROOM 3 8'4" x 6'11" (2.55m x 2.12m)

A good sized bedroom with fitted radiator and double glazed window.

BATHROOM

Fitted with a three piece suite consisting of panel bath with hand wash basin and low level WC and being fully tiled and frosted double glazed window and fitted radiator.

Garden

The property does have a garden to the front which is gated and has parking for two cars in the car park. Please note the property does not have a back garden.

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.

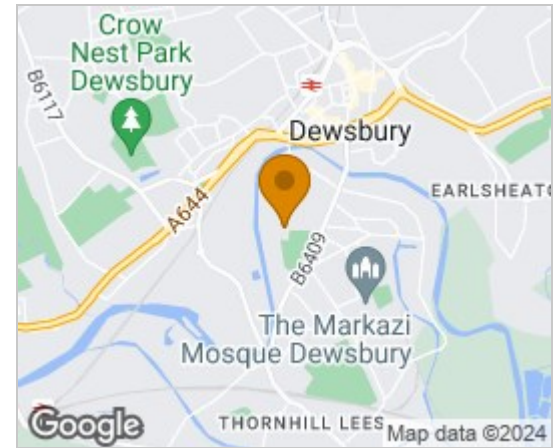
LEASEHOLD DETAILS

TERM 999 YEARS FROM 25/12/1914

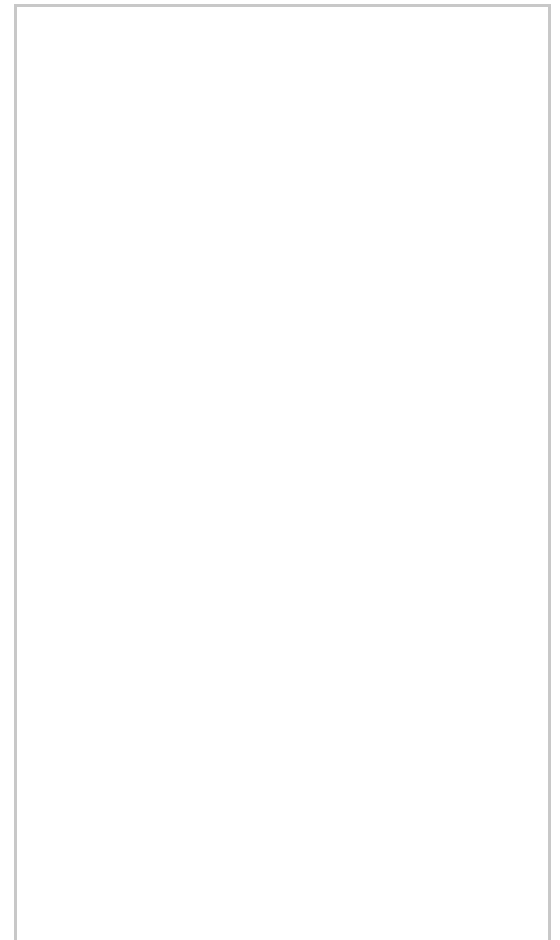
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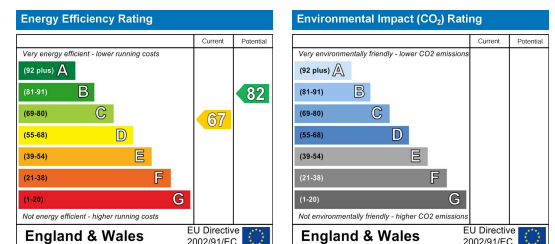
Area Map



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>