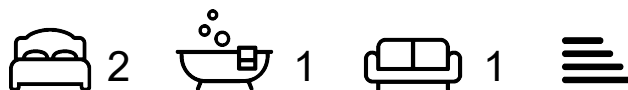




Lowcliff Walk

Heckmondwike, WF16 0PT

Guide Price £190,000



Auction end time: 07 Oct 2024 • 12:00

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £190,000 PLUS RESERVATION FEE.

We are pleased to present to the market this two (formerly three) bedroom detached bungalow. Situated on a larger than expected corner plot and in a pleasant locality and having ample off-road parking together with features including double glazing and gas-fired central heating. Located close to local amenities and within easy reach of major road and rail links. The property consists of entrance lobby, spacious lounge room and comprises a kitchen with ample work surface/cupboard space, two double bedrooms and further dining room and a three piece bathroom. Outside, to the front of the property, there is a brick paved driveway that leads to a detached garage allowing for ample off-road parking. The large front garden is mainly lawned with paved pathway to the front and there is paved area and lawned areas to the side and rear and steps leading to a further patio area with a larger than average garden. This property is sure to be of interest to a number of buyers, viewing is highly recommended to fully appreciate the lovely home that is on offer



ENTRANCE

Through hardwood front door into lobby

LOUNGE 23'6" x 9'3" (7.17m x 2.83m)

Double glazed window to front and to side, living flame effect gas fire with feature stone effect surround and inset and hearth, double radiator.

KITCHEN 10'0" x 9'3" (3.07m x 2.83m)

Fitted with a matching range of base and eye level units with round edged worktops, matching, with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for automatic washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window and composite barn door to the side.

DINING ROOM 10'0" x 6'6" (3.07m x 2.00m)

This room was the third bedroom, however the previous owners adapted this room to form part of the kitchen with an archway into the dining room, with laminate flooring and frosted double glazed window.

INNER HALLWAY

Leading to two further bedrooms and bathroom, with loft opening (not inspected)

BEDROOM 1 14'9" x 8'7" (4.50m x 2.62m)

A large double bedroom with fitted wardrobes to one side and laminate flooring and double glazed window and radiator

BEDROOM 2 10'0" x 10'2" (3.07m x 3.10m)

Double bedroom with fitted radiator and double glazed window with laminate flooring.

BATHROOM

Fitted with three piece suite comprising panelled bath with separate power shower over, pedestal wash hand basin and low-level WC, ceramic tiled walls, heated towel rail, double glazed window to side.

GARDEN

A large front garden mainly laid to lawn, with paved pathway to the front entrance and side. Established split level rear garden to the side and rear, mainly laid to lawn with further paved area to the bottom of the garden.

GARAGE

Having a brick paved driveway providing parking for ample off street parking leading to a detached single garage with an up and over door.

IMPORTANT AUCTION NOTES

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £190,000 PLUS RESERVATION FEE.

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.

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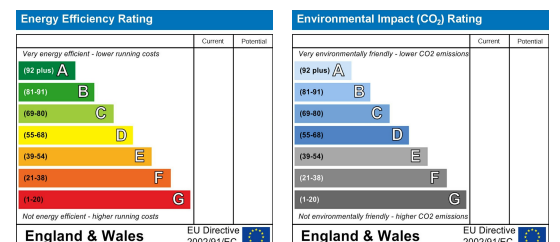
Area Map



Floor Plans



Energy Efficiency Graph



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