



## Fir Parade

Dewsbury, WF13 3BH

Guide Price £160,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £160,000 PLUS RESERVATION FEE.

A superb opportunity to purchase this three double bedroom semi-detached family home in this sought after location of Dewsbury. The property has a large reception and dining room and spacious kitchen with utility/storage rooms. The property has three double bedrooms and separate bathroom and wc. Externally the property has gardens to three sides with mature gardens to the front, side, and rear. The property can be extended (subject to planning) to the side and rear to make a large family home, like many of the neighbouring properties. Interest is likely to be high, so an early viewing is recommended.



## ENTRANCE

Through double glazed front door into hallway with fitted radiator and stairs to first floor and door to

## LOUNGE 17'11" x 11'11" (5.47m x 3.64m)

A spacious room with focal point wall mounted gas fire with two double glazed windows and fitted radiator and door to

## DINING KITCHEN 13'2" x 12'9" (4.02m x 3.90m )

Fitted with a range of base units with contrasting worktops with inset sink with mixer taps, double glazed window and door to the rear with two useful store/utility rooms and fitted radiator

## LANDING

Access to three bedrooms and bathroom and separate WC and large double glazed window to the side.

## BEDROOM 1 9'11" x 9'8" (3.03m x 2.97m)

A double bedroom with fitted radiator and double glazed window

## BEDROOM 2 14'11" x 9'9" (4.57m x 2.99m )

A double bedroom with fitted radiator and double glazed window

## BEDROOM 3 9'9" x 7'8" (2.99m x 2.36m)

A double bedroom with fitted radiator and double glazed window

## BATHROOM

Having a panelled bath and being part tiled with hand wash basin and double glazed frosted window and radiator.

## SEPARATE WC

Low level WC with fitted radiator and frosted double glazed window

## OUTSIDE

The property has gardens to three sides with mature gardens to the front, side and rear. The property has the opportunity to be extended (subject to planning) to the side and rear to make a large family home, like many of the neighbouring properties. Having on street parking.

## 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.

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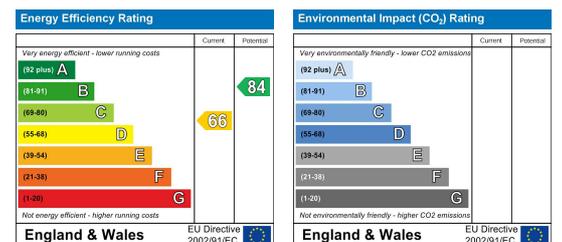
## Area Map



## Floor Plans



## Energy Efficiency Graph



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