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Cemetery Road

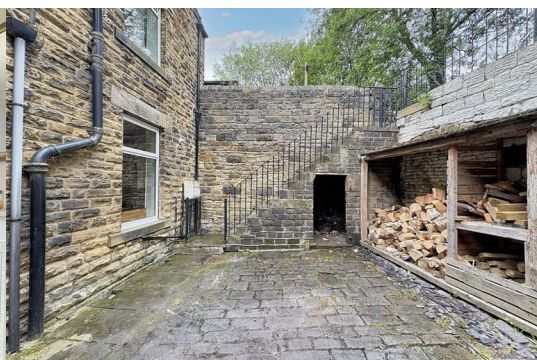
Dewsbury, WF13 2RY

By Auction £180,000



FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £180,000 PLUS RESERVATION

Hunters are delighted to bring to the market this spacious and impressive stone built Victorian semi-detached family home, which has been renovated throughout the years and dates back to the 1800s with a floor area of just under 1300sqft. The property has the advantage of large windows allowing in an abundance of natural light and retains many period features including fireplaces, high ceilings, flooring, deep skirting boards, picture rails, and coving in most of the rooms which blends in perfectly with property features. The family sized accommodation is spread over two floors and briefly comprises: entrance hallway, lounge, stunning dining kitchen with open stone fireplace with log burner and useful storage cellar, three double bedrooms, family bathroom. The exterior of the property reflects the same Victorian charm as the interior with a cobbled rear courtyard with steps leading to the rear. Situated in the heart of Dewsbury, ideal for travel to all local amenities, shops and schools and exceptional links to nearby surrounding towns.



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.

HALLWAY

Composite double glazed door to front with impressive tiled floor, stairs to first floor and landing with carved wooden banister and balustrade leading to first floor

LOUNGE 13'9" x 15'4" (4.20m x 4.68m)

Impressive family room with focal point fire place, with electric fire, having high skirting, double glazed window, coving to cornices with feature ceiling rose and radiator.

OPEN PLAN DINING KITCHEN 14'0" x 14'8" (4.28m x 4.48m)

A superb and spacious dining kitchen which has an impressive feature exposed feature brick wall to one side with a log burning stove, having a stunning and contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The kitchen has a ample range of wall and floor mounted storage units, with contrasting worktop surfaces with inset fitted sink with modern mixer taps, space for fridge freezer and integrated dishwasher and plumbing for a washing machine. There is also a fitted five ring gas hob with integrated oven with a modern brick styled ceramic tiling and fitted overhead extractor fan with glass canopy. The room has plenty of natural light from the fitted large double glazed windows and has access to the rear lobby.

REAR LOBBY

A useful area for coats and shoes and provides access to rear courtyard through double glazed composite door and access to lower level basement.

LOWER LEVEL BASEMENT

Recently re painted and provides ample storage space for household appliances and also has power and light and fitted radiator. Previously used by the owners as a home gym.

FIRST FLOOR LANDING

Access to three family bedrooms and bathroom

BEDROOM 1 11'1" x 14'10" (3.38m x 4.54m)

Spacious and double family bedroom with double glazed window and fitted radiator

BEDROOM 2 8'9" x 15'3" (2.67m x 4.67m)

Spacious and double family bedroom with double glazed window and fitted radiator

BEDROOM 3 5'8" x 10'11" (1.75m x 3.34m)

A good sized bedroom with double glazed window and fitted radiator

FAMILY BATHROOM

Fitted with panel bath with fitted mixer shower over, low flush w.c and hand wash basin and fitted large chrome heated towel radiator, with fully ceramic tiled walls and floor with fostered double glazed window to the rear.

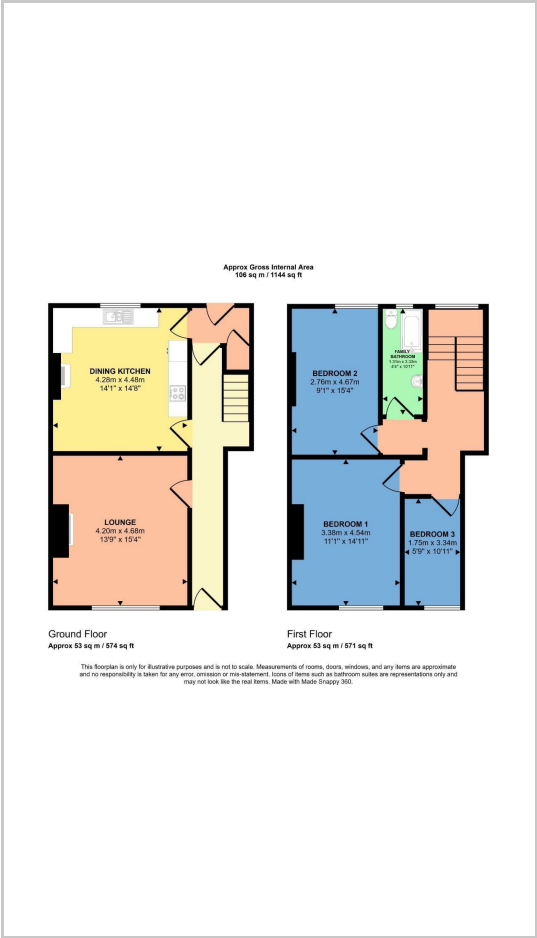
OUTSIDE

The property has elevated steps leading to the front garden which is low maintenance and has a enclosed courtyard with steps leading to Senior Street. The property has on street parking to the front.

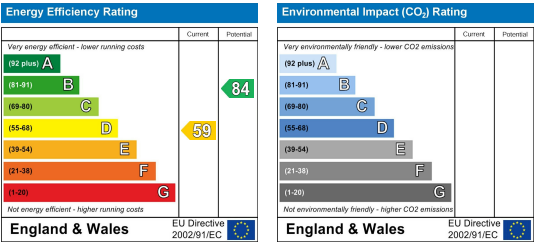
Area Map



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.