

HUNTERS[®]

HERE TO GET *you* THERE



Wakefield Road

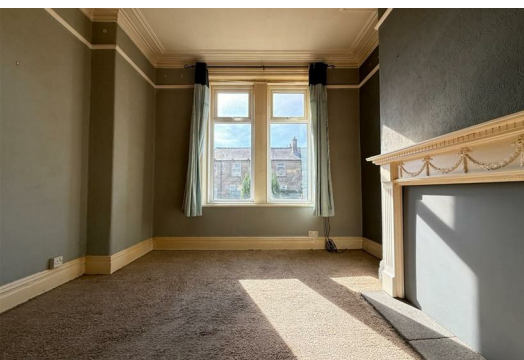
Dewsbury, WF12 8AJ

Auction Guide £115,000



FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £115,000 PLUS RESERVATION FEE. AUCTION ENDS 16-10-2025 AT 12:00

Well placed for access to the M1 And M62 Motorway networks, this stone fronted through terrace property offers accommodation much larger than first impression indicate. The property is an ideal property for those buyers/investors looking to renovate a property to suit their own budget and taste. The accommodation comprises hallway, lounge, dining kitchen, two lower ground floor rooms, landing, three bedrooms and a bathroom with gardens front and rear. Externally, to the front of the property there garden to the front and rear. The property is ideally located between Ossett and Dewsbury, with a range of shops, schools, and public houses within walking distance. Dewsbury train station offers excellent rail links, while local bus routes run nearby. For those commuting further afield, the M1 and M62 motorway networks are easily accessible



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.

ENTRANCE HALL

Entrance through double glazed door into hallway, radiator access to lounge and dining kitchen and stairs to first floor.

LOUNGE 11'2" x 12'9" (3.41m x 3.91m)

Double glazed window to front, feature fireplace and radiator, coving to ceiling with ceiling rose.

DINING KITCHEN 12'11" x 14'3" (3.95m x 4.35m)

Fitted with a matching range of base and eye level units with round edged worktops, sink with single drainer and mixer tap with tiled splashbacks, , four ring gas hob with fitted oven point for cooker, double glazed window to rear, stairs to lower level basement and hardwood door to rear yard.

ACCESS TO LOWER LEVEL BASEMENT

BASEMENT ROOM 1 14'1" x 13'2" (4.30m x 4.02m)

Fitted with base units with sink over with mixer taps, radiator and double glazed window to rear and hardwood door to rear yard

GAMES ROOM/ BASEMENT ROOM 2 13'0" x 14'1" (3.98m x 4.30m)

Another useful room with fitted radiator previously used as a gym/games room.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom

BEDROOM 1 12'9" x 9'5" (3.90m x 2.89m)

A double bedroom with fitted storage cupboards and radiator and double glazed window with fitted hand wash basin

BEDROOM 2 12'9" x 4'7" (3.91m x 1.42m)

A single bedroom with fitted radiator and double glazed window

BEDROOM 3 10'9" x 8'5" (3.28m x 2.58m)

A double bedroom with fitted radiator and double glazed window.

EN SUITE SHOWER

Benefitting from fitted corner shower cubicle with electric shower and hand wash basin.

BATHROOM

Fitted with a four piece suite with walk in shower cubicle with fitted overhead shower and being part tiled, panelled bath with tap attached shower and hand wash basin and low level WC with frosted window to the rear and fitted radiator

BATHROOM

Fitted with a four piece suite with walk in shower cubicle with overhead shower, fitted panel bath with tap attached shower,

GARDENS

The front of the property has a paved area and the rear is enclosed with paved patio seating with communal right of way.

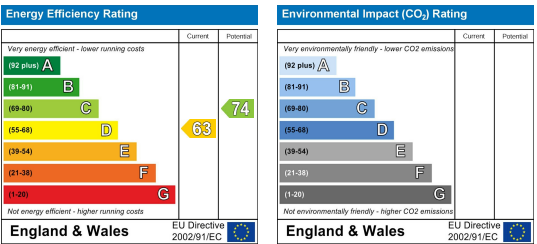
Area Map



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.