



Moor Road | Stanley | WF3 4EH

Guide Price £250,000

Unique Three Bedroom Detached | EPC E | Council tax D

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UNIQUEIN NEED OF MODERNISATION***QUIRKY AND DESIRABLE***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £270,000 plus Reservation Fee. (Please see agents notes for further information).

We are pleased to present this expansive, detached development property for sale. This property is brimming with potential, awaiting the right individual to transform it into a splendid home. Situated in a sought-after location, this property is conveniently close to public transport links and boasts access to lush green spaces.

The property comprises three spacious double bedrooms, a bathroom, and a kitchen. Each bedroom is spacious and light-filled, providing ample space for relaxation. The bathroom is equipped with a four-piece suite, offering a relaxing setting for your daily routines. The kitchen is a chef's delight, featuring a kitchen island that can serve as a focal point for family gatherings and entertaining.

In addition, the property houses three separate reception rooms. Each room is graced with a charming fireplace, adding a touch of character and warmth to the space. The first reception room is particularly noteworthy, offering a pleasing garden view and direct access to a verdant outdoor space. The third reception room doubles as a dining room, setting the stage for memorable dining experiences.

Although this property is in need of renovation, it offers a unique opportunity for the new owner to shape and mould it according to their personal style and preferences.

In summary, if you have been searching for a property that you can truly make your own, this development property could be the perfect choice for you. Its abundant space, flexible layout, and prized location make it a promising investment.

Basement

Cellar 2.78m x 4.47m (9'1" x 14'8")

Cellar 2.78m x 4.56m (9'1" x 15'0")

Ground Floor

Dining Room 2.67m x 3.71m (8'9" x 12'2")

On entering the property there are stairs to the first floor, concrete flooring, radiator, door to the cellar and kitchen

Kitchen 3.99m x 4.60m (13'1" x 15'1")

Fitted with base units, sink and drainer, central island, space for cooker, fridge freezer and plumbed for washing machine, radiator, window over looking the rear garden, rear door. Internal door leading to:

Lounge 3.99m x 4.57m (13'1" x 15'0")

Feature fire, T.V point, radiator, french doors to the rear garden, open plan to:

Reception Room 2.67m x 3.58m (8'9" x 11'9")

Feature fire surround, radiator, door to the second staircase and door to cellar. Window

First Floor

Landing

Window to side, door to:

Bedroom 1 3.97m x 4.67m (13'0" x 15'4")

A good size double bedroom, radiator, window over looking the rear garden.

Bathroom 2.69m x 3.71m (8'10" x 12'2")

Four piece suite, bath, independent shower cubicle, vanity wash hand basin, low flush W.C window and central heating radiator.

Bedroom 2 2.87m x 4.50m (9'5" x 14'9")

A good size double bedroom, window over looking the rear garden.

Bedroom 3 2.69m x 3.66m (8'10" x 12'0")

A good size double bedroom, window and radiator.

External

The front of the property abuts the main road. There are gates leading to the side providing off street parking. The rear garden is mainly lawn with established flower borders.

Agents Notes

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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