



Aberford Road | Stanley | WF3 4NS

Guide Price £80,000

Two bedroom mid terrace | EPC | Council Tax A

Emsleys | estate agents

VACANT POSSESSION & NO CHAIN.DEMAND EXPECTED TO BE HIGH.***CLOSE TO AMENITIES.***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £80,000 plus Reservation Fee. (Please see agents notes for further information).

Presenting a two-bedroom terraced house ripe for renovation and bursting with potential. This property is now available for sale, a perfect opportunity for investors looking for a project to personalise and profit.

This traditional home comprises a single reception room, adjoining the reception room, you'll find a simple kitchen with a sink unit, ready to be revitalised by a keen eye for design.

The property provides two bedrooms - a generous double and a smaller single room. Both rooms are primed for rejuvenation, offering the perfect canvas for creating a bespoke living space. You will also find a bathroom equipped with a three-piece suite awaiting refurbishment.

One of the unique features of this house is its garden. With a touch of landscaping magic, this outdoor space could become a remarkable sanctuary, perfect for relaxing or entertaining in the warmer months.

Location is always key, and this property does not disappoint in that aspect. Not only are there excellent public transport links close by, but there are also schools in the vicinity, adding to the property's appeal to a wide range of potential buyers.

This house will be sold at auction, a clear indication of the serious investment opportunity it presents. With its potential and location, this property is just waiting for the right investor to bring it to life again.

Embark on your renovation journey with this promising terraced house and see your vision come to fruition.

Ground Floor

Living Room 3.40m x 4.04m (11'2" x 13'3")

Double glazed window and door, T.V point, door to:

Hallway

Stairs to the first floor, door to:

Kitchen 3.68m x 4.04m (12'1" x 13'3")

Double glazed window and door, sink unit

First Floor

Landing

Bedroom 1 3.40m x 4.04m (11'2" x 13'3")

Double glazed window to front, Storage cupboard

Bedroom 2 3.68m x 2.01m (12'1" x 6'7")

Double glazed window to the rear.

Bathroom 2.79m x 1.94m (9'2" x 6'4")

White bathroom suite, double glazed window

External

To the front is a small buffer garden and to the rear is two out buildings, a fully established planted garden

Agents Note

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.

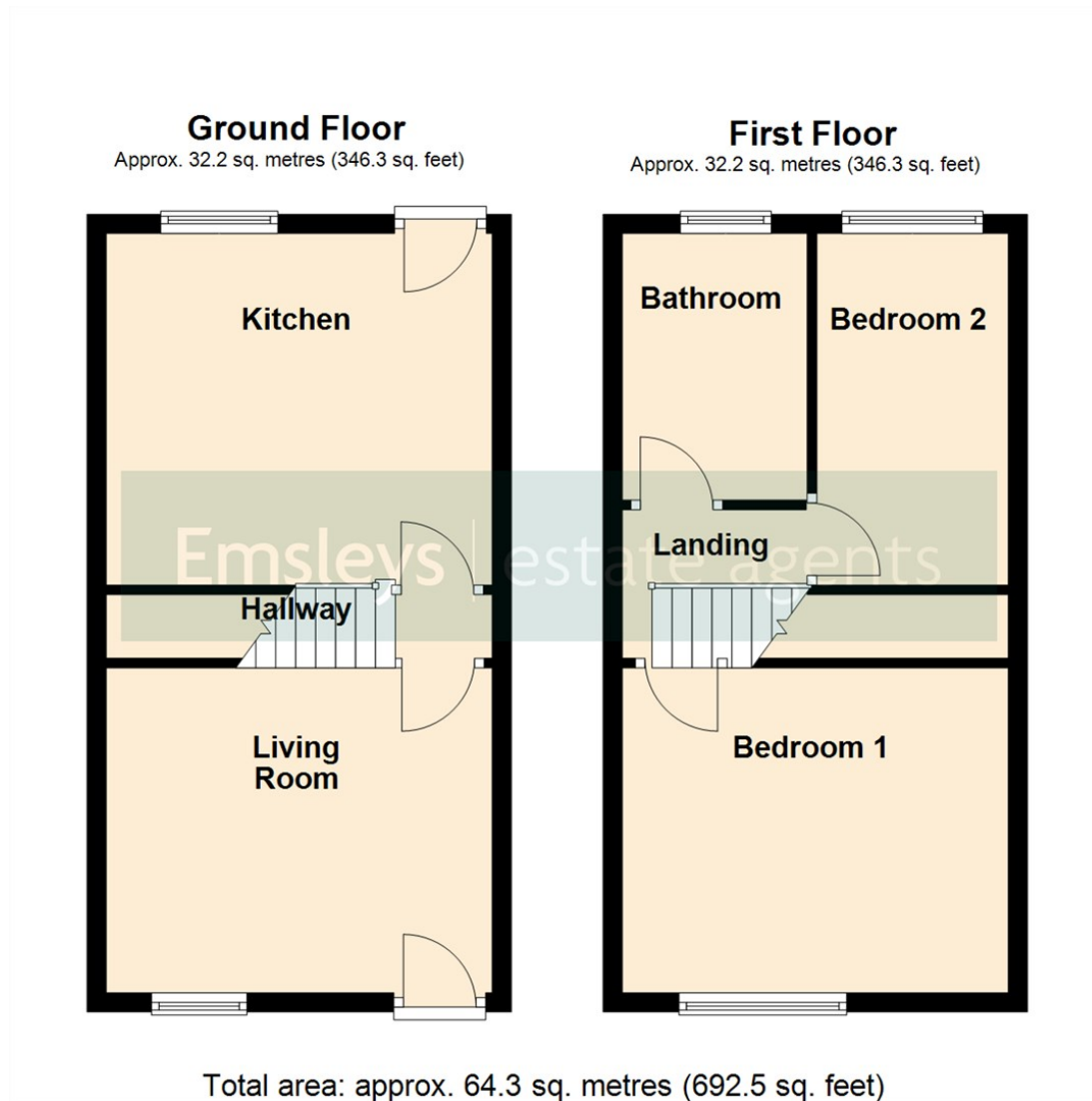
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 a s p a r t o f t h e chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through a n i d e n t i f i c a t i o n verification process with iamsold a n d provide proof of how the purchase would be funded. This property has a Buyer Information Pack which i s 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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