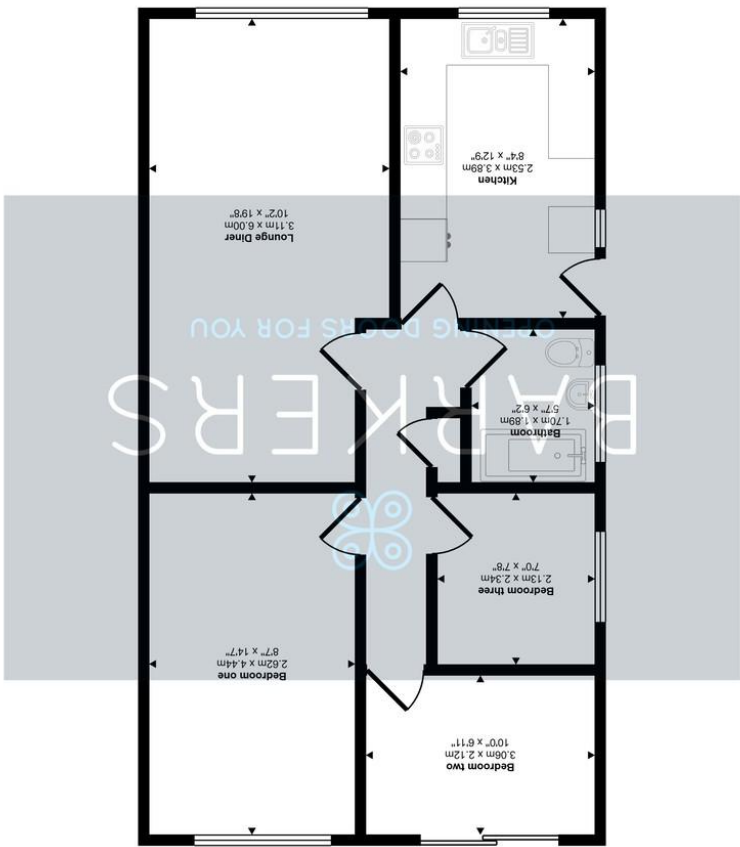
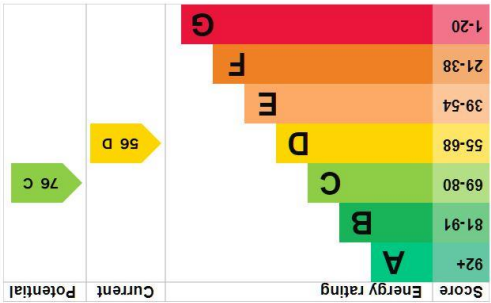


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Approx Gross Internal Area  
62 sq m / 666 sq ft



## 21 Moor Lane

Gomersal, BD19 4LF

Auction Guide Price Of £180,000

- FOR SALE VIA THE MODERN METHOD OF AUCTION T&C's APPLY
- APPLYWELL PRESENTED DETACHED BUNGALOW
- KITCHEN
- LOUNGE/DINER
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY, GARAGE & GARDENS
- NO CHAIN





# Full Description

FOR SALE VIA THE MODERN METHOD OF AUCTION T&Cs APPLY-  
Offered for sale with NO CHAIN is this well presented three  
bedroomed detached true bungalow situated in this sought after  
location in Gomersal. Having the benefit of gas central heating  
and uPVC double glazing. Conveniently placed close to local  
amenities, bus routes, motorway links and within walking  
distance of Oakwell Hall Country Park. The accommodation briefly  
comprises: Kitchen, inner hallway, lounge/diner, three bedrooms  
and bathroom. Externally there is a pebbled garden to the front,  
driveway, single garage and an enclosed rear garden. (Some items  
of furniture can be included in the sale subject to separate  
negotiation).

## KITCHEN

12' 9" x 8' 4" (3.89m x 2.54m)  
Fitted with a range of wall and base units with complementary  
work surfaces, splash back tiling and an inset sink with a mixer  
tap. Double electric oven and grill, ceramic hob with a chimney  
style extractor over, space for a fridge/freezer and plumbing for a  
washing machine. Vertical radiator, laminate flooring and a door  
leads into the inner hallway.

## INNER HALLWAY

Doors lead to the lounge, three bedrooms and house bathroom.  
Loft access point.

## LOUNGE/DINER

19' 8" x 10' 2" (5.99m x 3.1m)  
Featuring a bay window, wall lights and a fireplace with an  
electric fire.

## BEDROOM ONE

14' 7" x 8' 7" (4.44m x 2.62m)  
Double room with a ceiling fan.

## BEDROOM TWO

10' 0" x 6' 11" (3.05m x 2.11m)  
Double room with laminate flooring and patio doors leading out  
to the rear garden.

## BEDROOM THREE

7' 8" x 7' 0" (2.34m x 2.13m)  
Single room.

## HOUSE BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)  
Fitted with a three piece suite which comprises of a bath with an  
electric shower over and glass screen, W.C. and wash basin. Part  
tiled walls, vinyl flooring and a heated chrome towel radiator.

## EXTERIOR

To the front of the property there is a pebbled garden which  
could be utilised to offer additional parking, driveway and a single  
garage. To the rear there is a low maintenance enclosed paved  
garden.

## ADDITIONAL INFORMATION

Tenure - Freehold  
Council tax band - B



## AUCTION INFORMATION

Auctioneer Comments  
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  
is responsible for the Pack fee. For the most recent  
information on the Buyer Information Pack fee, please contact  
the iamsold team.  
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 £960  
inc. VAT. These services are optional.

