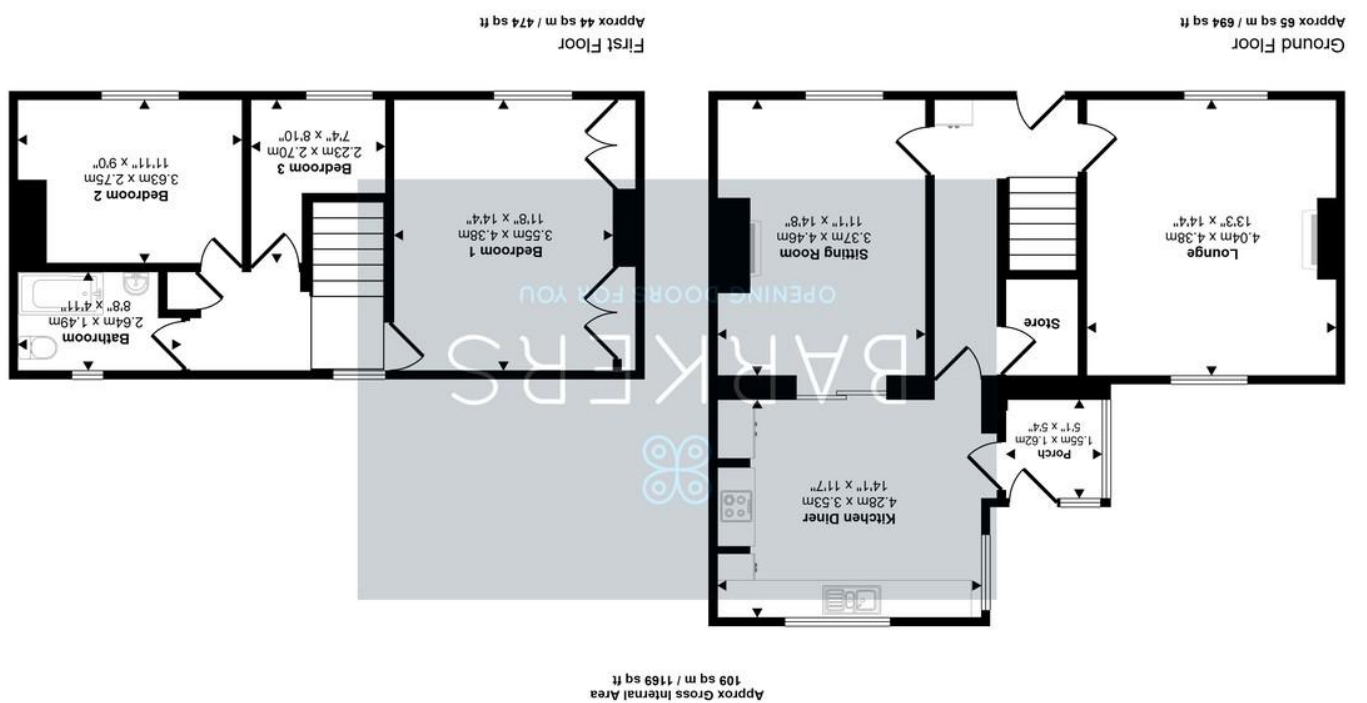


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



153 Bradford Road

Rawfolds, Cleckheaton, BD19 5LP

Starting Bid £100,000

- FOR SALE VIA MODERN METHOD OF AUCTION
- T'S & C'S APPLY
- DETACHED CHARACTER PROPERTY
- IN NEED OF RENOVATION
- LOUNGE, SITTING ROOM
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- DRIVEWAY & GARAGE
- ENCLOSED REAR GARDEN



## Full Description

Offered for sale with NO CHAIN is this double fronted detached character property which is in need of modernisation and would make a superb family home. Ideally situated within easy reach of local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, lounge, sitting room, dining kitchen, rear porch, three bedrooms and bathroom. Externally there is a gated driveway which provides private parking and leads to the garage. To the rear of the property there is an enclosed low maintenance garden with a garden shed.

### ENTRANCE HALL

An external door leads into the entrance which has wall lights, a useful under-stairs storage cupboard and doors leading to the lounge, sitting room and dining kitchen. A staircase leads to the first floor landing.

### LOUNGE

14' 4" x 13' 3" (4.37m x 4.04m)

Featuring beams to the ceiling and a brick fireplace with a gas fire.

### SITTING ROOM

14' 8" x 11' 1" (4.47m x 3.38m)

Featuring beams to the ceiling, a fireplace with a gas fire, picture rail and sliding doors lead into the dining kitchen.

### DINING KITCHEN

14' 1" x 11' 7" (4.29m x 3.53m)

Fitted with a range of wall and base units with complementary work surfaces and an inset stainless steel sink. Double electric oven, ceramic hob with an extractor over, space for a fridge/freezer and plumbing for a washing machine. A door leads to the rear porch.

### REAR PORCH

A door leads out to the rear garden.

### FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

### BEDROOM ONE

14' 4" x 11' 8" (4.37m x 3.56m)

Double room with built-in wardrobes providing plentiful storage.

### BEDROOM TWO

11' 11" x 9' 0" (3.63m x 2.74m)

Double room.

### BEDROOM THREE

8' 10" x 7' 4" (2.69m x 2.24m)

Single room.

### BATHROOM

8' 8" x 4' 11" (2.64m x 1.5m)

Fitted with a three piece suite which comprises of a bath with a mixer shower tap, wash basin and W.C. Vinyl flooring, tiled walls and inset spotlights to the ceiling.



### EXTERIOR

Externally there is a gated driveway to the side elevation which provides private parking and leads to a detached single garage. To the rear there is an enclosed low maintenance garden which offers a good degree of privacy and is mostly paved with pebbled borders and a garden shed.

### ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

### AUCTIONEERS COMMENTS

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 4.5% 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.

