



25 Main Road Denholme, BD13 4AA

FOR SALE BY SHARPES, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 7th OF MARCH 2024 AT 12PM. GUIDE PRICE; £65,000. A spacious two bedroom through by light end terrace situated in the popular village location of Denholme with excellent access to village amenities. The accommodation comprises of a lounge with a feature fireplace, a kitchen which has a range of base and wall mounted units and fitted appliances, there is access to a storage cellar. To the first floor there are two bedrooms, and the bathroom which has a bath, WC, wash hand basin. Externally there is a front garden..

- FOR SALE BY SHARPES MODERN METHOD OF AUCTION ON THE 7TH OF MARCH 2024
- TWO BEDROOM STONE END TERRACE
- POPULAR DENHOLME VILLAGE LOCATION - EPC E
- RESERVATION FEES APPLY - 56 DAY COMPLETION
- WELL PRESENTED THROUGHOUT WITH A MODERN KITCHEN AND BATHROOM
- OPEN DAYS TO VIEW - 21/3/24 AT 12PM AND 29/2/24 AT 1PM - CALL TO BOOK A SLOT.

Auction Guide Price - £65,000

Lounge

14 8 x 11 4

With a central heating radiator and feature fireplace.

Kitchen

11 4 x 5 4

With a range of newly fitted base and wall units, stainless steel sink unit with mixer taps, built in oven, hob and hood. Cellar

Bedroom One

11 5 x 9 7

with double glazed window and central heating radiator.

Bedroom Two

11 6 x 6 0

with double glazed window and central heating radiator.

Bathroom

3 piece suite comprising panel bath, pedestal hand basin and low level wc, double glazed window and heated towel rail.

Outside

The property has a courtyard style garden area to the front.

Auctioneer 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").

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 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + 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.

Council Tax Banding

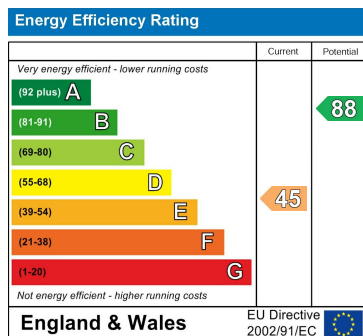
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Solicitors

Fiona Taylor, Elite Property Law Firm, 4th Floor Auburn House, Upper Piccadilly, Bradford, BD1 3NU

Brochure Prepared

13/2/2024



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.