



47 Norfolk Street Batley, WF17 7SA

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 4TH SEPTEMBER 12PM. Substantial FIVE BEDROOM extended semi detached house with accommodation over three floors offering over 2100 sqft of living space . The property is situated within close proximity to the local amenities and schools of Batley and offers a unique footprint.

EPC- TBC

Tenure- Freehold

Council Tax- D

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 4TH SEPTEMBER 2025 AT 12PM.
- SUBSTANTIAL VACANT FIVE BEDROOM SEMI DETACHED HOME
- EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX C
- OFFERING OVER 2100SQFT OF LIVING SPACE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £210,000

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Ground Floor

Entrance Hall

Having a door to the front and a radiator.

Lounge

Having a window and a radiator.

Dining Kitchen

Having substantial fully fitted kitchen with roll top work surfaces, Belfast sink unit, plumbing for a dishwasher, a range cooker point and extractor hood, a stylish island unit, a window and a radiator.

Utility Room

Having a range of high level units, a worksurface, plumbing for a washing machine and a radiator.

Downstairs WC

Having a two piece suite comprising of a toilet and a sink, window and a radiator

Bedroom Five

Having a radiator and a window

Bedroom Six

Having a radiator and a window

First Floor

Bedroom Four

Having patio doors leading out to a large balcony, a window and a radiator.

Bedroom Two

Having a window and a radiator.

Bedroom Three

Having a window and a radiator.

Bathroom

Having a three piece suite comprising of a bath with a shower over, basin and a wc., a chrome towel radiator and a window.

Second Floor

Bedroom One

A good size master bedroom having two Velux windows and a radiator.

En-suite

Having a three piece suite comprising of a walk in shower cubicle, basin and a wc., a chrome towel radiator and a window.

Exterior

Gardens to the front and side which are paved for ease of maintenance.

Solicitors

Ashwells Law LLP

Ref:- Shakeel Majid

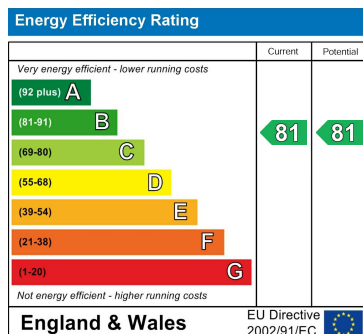
Auctioneers Note

01-05-2025

Please note the land to the rear of the property which did provide parkign is not included in the title. Please refer to Title Plan in the legal pack for more information.

Brochure Prepared

16/06/2025



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 area 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.