



2 Whitfield Cottage Vale Road, Denbigh, Denbighshire, LL16 3DF

£90,000

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EPC - E54 Council Tax Band - C Tenure - Freehold

Vale Road, Denbigh

2 Bedrooms - House - Terraced

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. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.

NO CHAIN - Ideal for First Time Buyers/Investor. A two bedroom semi-detached house in a convenient location close to all local amenities. The house has the benefit of gas central heating, uPVC double glazing, good sized living room, fitted kitchen, two bedrooms and shower room. There is an enclosed yard and out building to rear. Viewing is recommended. EPC Rating E54.



Accommodation

Double glazed front door with leaded bevelled glass opens into:

Entrance Vestibule

Coved ceiling, laminate floor, door leads to:

Living Room

14'10" x 12'6" average (4.52 x 3.81 average)
Coved ceiling, wall hung gas fire, radiator, power points, uPVC double glazed window to the front elevation, bi-fold door opens into a useful under stairs storage cupboard

Inner Hall

Stairs lead off to the first floor

Kitchen

11'5" x 8'3" (3.48 x 2.51)
Worktops with drawer and base units beneath and wall units over, stainless steel single drainer sink with mixer tap, tiled splash backs and wall tiling to half level, electric cooker point, extractor hood, plumbing for washing machine, space for fridge and freezer, radiator, electric meter cupboard, uPVC double glazed window and uPVC double glazed doors to rear garden

Landing

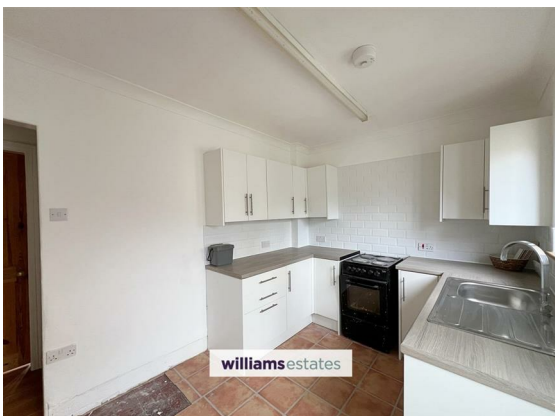
Hinged loft access with pull down ladder, small built in cupboard, doors off lead to:

Bedroom One

12'8" x 12'4" average (3.86 x 3.76 average)
Fitted wardrobes, double radiator, power points, uPVC double glazed window to the front elevation

Bedroom Two

9'1" x 8'3" (2.77 x 2.51)
Fitted wardrobes, radiator, power points, uPVC double glazed window to the rear elevation



Shower Room/WC

Corner shower enclosure with Mira shower, low flush WC, wash basin in vanity unit, radiator, tiling to half height, uPVC double glazed window to the side elevation

Outside

small yard area paved and an outside WC and lean to store shed

Directions

At the lights on Vale Road, go across at Artisan and keep left by Copyrite and the property can be found on the left hand side

Auctioneer Comments

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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

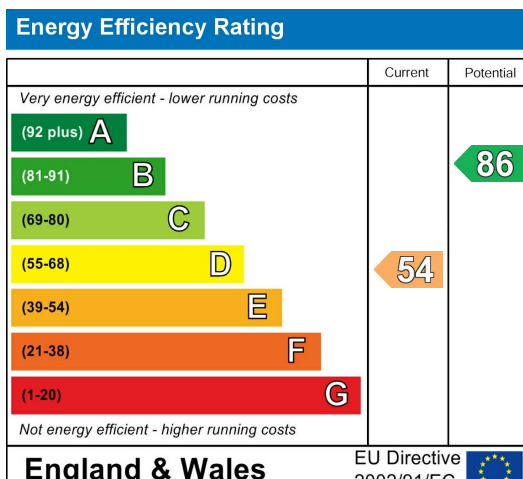
service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Total area: approx. 67.7 sq. metres (728.9 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
01745 817417

Denbigh@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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