



**Highcroft Manor Ward Street, Dewsbury WF13 2EH**

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**Highcroft Manor Ward Street, Dewsbury**

WANT A LINK-DETACHED PROPERTY TUCKED AWAY AND AT THE HEAD OF THE STREET BUT STILL CLOSE TO ALL AMENITIES? .. THEN READ ON...  
Sure not to be on the market long.. arrange a viewing today to avoid disappointment!!!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Stairs to first floor landing, cornicing to ceiling and ceiling rose. Upvc door to front and doors to ground floor accommodation.

## Lounge

16' 9" x 13' 2" ( 5.11m x 4.01m )  
Double glazed multi pane effect window to front with original wood shutters. Double glazed window to side, gas central heating radiator and TV point. Cornicing to ceiling and inset multi fuel burner.

## Kitchen Diner

15' 9" x 12' 9" ( 4.80m x 3.89m )  
Fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashback tiling. Porcelain sink with mixer tap. Gas cooker point, space for range cooker and plumbing for washing machine. Integrated dishwasher, wall mounted boiler and gas central heating radiator. Coving to ceiling, double glazed multi pane effect window to front, double glazed window to side and original stone flooring. Door to rear garden and door to cellar.

## Cellar One

12' 7" x 7' ( 3.84m x 2.13m )  
Double glazed window to side, numerous power points and lighting. Gas central heating radiator and stone floor.

## Cellar Two

12' 8" x 7' 1" ( 3.86m x 2.16m )  
Numerous power points, gas and electric meters. Double glazed window to front, lighting and gas central heating radiator. Extractor fan. The cellar spaces in our opinion could be a good utility room and or home office.

## First Floor Landing

Painted floor boards, coving to ceiling and gas central heating radiator. Doors to first floor accommodation.

## Bedroom One

16' MAX x 10' 2" MAX ( 4.88m MAX x 3.10m MAX )  
Double glazed multi pane effect window to front with far reaching views across industrial Batley and Dewsbury, coving to ceiling and gas central heating radiator. Door to en suite WC.

## En Suite Wc & Storage Cupboard

WC, double glazed window to side and splash backs. Wash hand basin with mixer tap, spotlights to ceiling and extractor fan.

## Bedroom Two

13' 3" x 9' 8" ( 4.04m x 2.95m )  
Double glazed multi pane effect window to front with far reaching views across industrial Batley and Dewsbury. coving to ceiling and gas central heating radiator.

## Bedroom Three

9' 7" x 5' 8" ( 2.92m x 1.73m )  
Double glazed window to side, painted floor boards, gas central heating radiator and coving to ceiling.

## Family Bathroom

Double glazed multi pane effect window to front . Cast iron roll top free standing bath with mixer tap, shower attachment and wall mounted shower. WC, chrome ladder style radiator and wash hand basin. Dado rail, spotlights to ceiling and upvc splashbacks.

## Exterior

The enclosed front garden has been pebbled and paved with established plant and shrub borders. Outside lighting, cherry tree and three conservatory/workshops. Being 35ft in total. Power points, the elevated rear garden has been pebbled for low maintenance, pear and plum trees. Stocked with plant and shrubs.

## Integral Garage

17' 4" x 8' 6" ( 5.28m x 2.59m )  
Accessed via double doors.



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## Highcroft Manor Ward Street, Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Link-Detached Property
- 16ft Lounge, 15ft Kitchen Diner

Tenure: Freehold EPC Rating: E

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116334 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 468900**



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



**williamhbrown.co.uk**