



Chestnut Avenue, Batley WF17 7DH



welcome to

Chestnut Avenue, Batley

READY TO PUT YOUR STAMP ON YOUR FOREVER HOME? Rare to the market, we offer this two double bedroom semi-detached property in a very popular area close to all amenities, schooling, mosque and town centres in need of TLC. No chain



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

Timber door to front, gas central heating radiator and telephone point. Stairs to first floor landing and doors to ground floor accommodation.

Lounge

18' 8" x 11' MAX (5.69m x 3.35m MAX)
Double glazed lead effect window to front, double glazed window to rear and TV point. Gas central heating radiator, wall lights and wall mounted gas fire with decorative wood surround, marble inlay and hearth. Wood flooring.

Kitchen

12' 6" x 7' 6" (3.81m x 2.29m)
Wall and base units, complementary work surfaces and stainless steel sink drainer with mixer tap. gas cooker point, plumbing for washing machine and gas central heating radiator. Door to pantry which has double glazed window to side, power and light. Timber door to side and double glazed window to rear.

First Floor Landing

Double glazed window to side, access to loft space and doors to first floor accommodation.

Bedroom One

16' 2" x 9' 1" MAX (4.93m x 2.77m MAX)
Two double glazed lead effect windows to front, gas central heating radiator and feature tiled fireplace to one wall. Built in over stairs storage cupboard.

Bedroom Two

12' 5" x 9' 3" MAX (3.78m x 2.82m MAX)
Double glazed window to rear, fitted wardrobe and storage to one wall housing the boiler. Gas central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with wall mounted shower over and wash hand basin. Wall mounted towel warmer and splash back tiling.

Seperate Wc

Double glazed window to rear, WC and coving to ceiling.

Exterior

The front garden has been lawned stocked with established plant and shrubs. Tarmac driveway to side providing off street parking leading to the rear garden and detached garage. The rear garden has a southerly aspect and has been lawned stocked with plant, tree and shrubs. Benefits from outside water tap. Also outside out house with power points, double glazed window to side.

Detached Garage

Benefits from up and over door, power and light. Door to garden.



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Chestnut Avenue, Batley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Semi-Detached Property
- 18ft Lounge, 12ft Kitchen

Tenure: Freehold EPC Rating: C

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116243 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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