



Hawthorn Avenue, Batley WF17 7BZ



welcome to

Hawthorn Avenue, Batley

ALOT OF BANG FOR YOUR BUCK !! Rare to the market, we offer this four double bedroom mid terrace property in a very popular area close to all amenities, schooling, mosque and town centres. 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

Stairs to first floor landing, double glazed window to front and part double glazed Upvc door to front. Gas central heating radiator.

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)
Double glazed window to front, gas central heating radiator and dado rail. Telephone and TV points. Gas coal effect fire with marble surround, inlay and hearth.

Reception Two

10' 8" x 10' 3" (3.25m x 3.12m)
Double glazed window to rear, gas central heating radiator and wall mounted gas fire with decorative wood surround, marble inlay and hearth. Laminate flooring.

Kitchen

10' 5" x 7' 8" (3.17m x 2.34m)
Modern grey gloss fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, cupboard housing the boiler and gas & electric meters. Underfloor heating, double glazed window to rear and part double glazed upvc door to garden.

First Floor Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

12' 8" x 12' 7" (3.86m x 3.84m)
Double glazed window to front, built in storage cupboard to one wall and wall mounted gas fire with tiled surround and hearth. Gas central heating radiator.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)
Double glazed window to rear, gas central heating radiator and built in storage cupboard to one wall.

Bedroom Three

12' 7" x 8' 6" (3.84m x 2.59m)
Double glazed window to front, gas central heating radiator and TV point. Built in storage cupboard to one wall.

Bedroom Four

10' 7" x 7' 3" (3.23m x 2.21m)
Two double glazed windows to rear and gas central heating radiator.

Family Bathroom

Double glazed window to rear. Panelled bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap, chrome ladder style radiator and WC. Part tiled walls and tiled floor.

Exterior

Driveway providing off street parking for one car, front garden has been lawned with plant and shrub borders. The mature rear garden has been lawned with plant, tree and shrub borders. Grape Vine, raspberry and gooseberry bushes. Pear, apple and cherry, plum and pomegranate trees. Three brick built out houses.



view this property online williamhbrown.co.uk/Property/DWS116585



welcome to

Hawthorn Avenue, Batley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Double Bedroom Mid Terrace Property
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DWS116585](https://www.williambrown.co.uk/Property/DWS116585)



Property Ref:
DWS116585 - 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.

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@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)