



Lidgate Lane, Dewsbury WF13 2BZ

welcome to

Lidgate Lane, Dewsbury

Being perfectly located for both access to Dewsbury and Batley town centres is this three bedroom mid terrace property with a 14ft lounge, 19ft kitchen diner, ground floor wc, first floor shower room and low maintenance front garden. No chain.. don't delay ...view today!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Upvc door to front, cupboard housing gas and water meters. Stairs to first floor landing, access to boiler and built in storage cupboard.

Lounge

14' 5" MAX x 12' 1" Into Bay (4.39m MAX x 3.68m Into Bay)

Double glazed bay window to front, gas central heating radiator and double doors to kitchen diner. Telephone and TV points.

Kitchen Diner

19' 9" x 8' 8" (6.02m x 2.64m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback. Stainless steel 1 & 1/2 bowl sink drainer, Gas hob and electric oven. Plumbing for washing machine, built in storage cupboard and gas central heating radiator. Double glazed windows to front and rear.

Ground Floor Cloakroom

WC, floating wash hand basin and splashback tiling. Double glazed window to front.

First Floor Landing

Double glazed window to front, doors to first floor accommodation and access to loft space. Built in storage cupboard.

Bedroom One

14' 6" x 8' 9" (4.42m x 2.67m)

Double glazed window to rear and gas central heating radiator.

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to rear, gas central heating radiator and TV point.

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to front.

Shower Room

Modern shower room. Double glazed window to front. Double shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below. WC, spotlights to ceiling and gas central heating radiator. Upvc panelling to walls.

Exterior

The enclosed front garden has been paved for low maintenance stocked with plant and shrubs. Brick build storage shed.



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Lidgate Lane, Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Double Bedroom Mid Terrace Property
- 14ft Lounge, 19ft Kitchen Diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 81.88

Ground Rent: 90.08

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117190 - 0005

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