



Tweedale Gardens, West Town Dewsbury WF13 2QR

welcome to

Tweeddale Gardens, West Town Dewsbury

Located close to Dewsbury railway station and town centre in the Westtown area of Dewsbury is this well-proportioned two bedroom end terrace property in need of TLC and offered with no onward chain... 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.

Please Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hallway

Upvc door to front, undertsairs to storage and double glazed window to front. Stairs to first floor landing.

Lounge

12' 3" x 9' 5" (3.73m x 2.87m)
Double glazed window to front, coving to ceiling and dado rail.

Kitchen Diner

15' 9" x 10' 7" (4.80m x 3.23m)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and coving to ceiling. Two double glazed windows to rear and Upvc door to garden.

First Floor Landing

Doors to first floor accommodation, built in storage cupboard and access to loft space.

Bedroom One

15' 7" MAX x 9' 9" (4.75m MAX x 2.97m)
Two double glazed windows to front and fitted wardrobes to two walls.

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)
Double glazed window to rear and fitted wardrobes to one wall. Coving to ceiling.

Shower Room

Double glazed window to rear. Shower cubicle with wall mounted shower, WC and wash hand basin. Extractor fan and splashback tiling.

Exterior

The enclosed rear garden has a southerly aspect to it and has been paved for low maintenance. Raised flower bed.

Nb

Please note the property benefits from the 'Warm Air Heating System'.



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Tweeddale Gardens, West Town Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom End Terrace Property
- 12ft Lounge, 15ft Kitchen Diner

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117141 - 0005

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