



Rathlin Road, Dewsbury WF12 7EY

welcome to

Rathlin Road, Dewsbury

READY TO TAKE THE PLUNGE AND BUY YOUR FIRST HOME OR DOWNSIZE INTO YOUR FINAL HOME AND WANTING A PROJECT THAT YOU CAN ENTIRELY MAKE YOUR OWN? VIEW 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 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 Lobby

Part double glazed Upvc door to front, double glazed window to front, gas central heating radiator, exposed floor boards and stairs to first floor landing.

Lounge

14' 3" x 13' (4.34m x 3.96m)
Double glazed window to front, gas central heating radiator, TV point, coving to ceiling and exposed floor boards.

Kitchen / Diner

15' 8" MAX x 14' 8" MAX (4.78m MAX x 4.47m MAX)
Base Units, stainless steel sink drainer with mixer tap, work surface, gas cooker point, plumbing for washing machine, wall mounted boiler, gas central heating radiator, under stairs storage area, laminate flooring, double glazed windows to rear and side and Upvc door to garden.

First Floor Landing

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

Bedroom One

11' 2" x 10' 7" (3.40m x 3.23m)
Double glazed window to front, gas central heating radiator, exposed floor boards and built in storage cupboard.

Bedroom Two

11' 3" MAX x 9' 4" (3.43m MAX x 2.84m)
Double glazed window to rear, gas central heating radiator and exposed floor boards.

Bedroom Three

7' 9" MAX x 6' 4" MAX (Includes Bulkhead) (2.36m MAX x 1.93m MAX (Includes Bulkhead))
Double glazed window to front, gas central heating radiator, over bulkhead storage and exposed floor boards.

Bathroom

Double glazed window to rear, P-shaped bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap, WC, gas central heating radiator and tiled walls where visible.

Exterior

The front garden has been paved for low maintenance and there is a raised flower bed stocked with plant, tree and shrubs. Driveway providing off-street parking. The rear garden has hard standing and gravelled areas to relax or entertain on. Steps down to the rest of the garden which has been laid mainly to lawn and the garden has also been stocked with plant, tree and shrubs. There is also the benefit from an outside watering tap.



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Rathlin Road, Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Three Bedroom Semi-Detached Property
- In Need Of TLC, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117614 - 0005

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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