



**Headfield Road, Thornhill Lees, Dewsbury WF12 9JN**



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**Headfield Road, Thornhill Lees, Dewsbury**

Block viewing Friday 28th Nov 12.00. Bids llve and end Tuesday 2nd December 12.00

READY TO PUT YOUR STAMP ON THIS PROPERTY IN THE EVER POPULAR LOCATION OF THORNHILL LEES? DON'T MISS THIS RARE OPPORTUNITY AS INTEREST WILL BE VERY HIGH! 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 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

Timber door to front, telephone point, gas central heating radiator and stairs to first floor landing.

### Lounge

14' 1" (Into Bay) x 11' 2" ( 4.29m (Into Bay) x 3.40m )  
Single glazed bay window to front, TV point, wall mounted gas fire and coving to ceiling.

### Reception Two

17' 7" x 9' 8" ( 5.36m x 2.95m )  
Single glazed window to side, gas central heating radiator, wall mounted gas fire, door to pantry, coving to ceiling and built in storage cupboards.

### Kitchen / Diner

15' x 8' 9" ( 4.57m x 2.67m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces, gas cooker point, plumbing for washing machine, stainless steel sink drainer, gas central heating radiator, tiled walls where visible, timber door to rear and double glazed window to rear.

### First Floor Landing

Single glazed window to side and access to loft space.

### Bedroom One

12' x 11' 1" ( 3.66m x 3.38m )  
Single glazed window to front and gas central heating radiator.

### Bedroom Two

10' 6" x 9' 7" ( 3.20m x 2.92m )  
Single glazed window to rear and built in storage cupboard.

### Bedroom Three

7' 2" x 6' 1" ( 2.18m x 1.85m )  
Single glazed window to front.

### Bathroom

Single glazed window to rear, wash hand basin, WC, bath, extractor fan, gas central heating radiator, part tiled walls and cupboard housing the boiler.

### Exterior

The property has front and rear gardens with the rear garden having a southerly aspect. A driveway providing off street parking for multiple vehicles leading to the detached garage. Outside watering tap. This property also has a further garden to side.



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## Headfield Road, Thornhill Lees 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 Full Renovation Inside & Out

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117633 - 0004

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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.



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