



Linton Grove, HECKMONDWIKE WF16 0BP



welcome to

Linton Grove,HECKMONDWIKE

Tucked away on this no through road location in Heckmondwike with a south-westerly facing rear garden with far reaching views across to Emley Mast and beyond is this one bedroom semi-detached true bungalow... No chain. Don't miss it!



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.

Kitchen Diner

12' 7" x 8' 5" (3.84m x 2.57m)
Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, electric cooker point, wall mounted cooker hood, plumbing for washing machine, gas central heating radiator, beams to ceiling, double glazed windows to front & side and part double glazed Upvc door to front.

Lounge

15' 1" x 12' 2" (4.60m x 3.71m)
Double glazed window and patio door to terraced area with far reaching views, gas central heating radiator, telephone and TV points, coving to ceiling, inset electric fire with decorative inlay, surround and hearth, wall lights and archway to dining area.

Dining Area

9' x 8' 1" (2.74m x 2.46m)
(This was originally bedroom Two) Double glazed window to rear with far reaching views, gas central heating radiator, coving to ceiling and wall lights.

Inner Hallway

Coving to ceiling, telephone point, gas central heating radiator and access to loft space via drop down ladder.

Loft Space

Being fully boarded, double glazed skylight to rear, eaves storage, power points and lighting.

Bedroom

13' 3" x 11' (4.04m x 3.35m)
Double glazed window to front and gas central heating radiator.

Shower Room

Two double glazed windows to side, shower cubicle with wall mounted shower, chrome ladder style gas central heating radiator, vanity wash hand basin with mixer tap and storage below, WC, extractor fan, spotlights to ceiling and tiled walls and floor where visible.

Exterior

Situated on a good sized plot, the front garden has been laid to lawn stocked with established plant and shrubs to front and side. Blocked paved driveway providing off street parking for multiple vehicles leading to the detached garage, outside lighting and power point. Under property storage unit housing the boiler. The south westerly facing rear garden has a raised paved terrace area to appreciate the far reaching views across to Emley Moor Mast and beyond. The rest of the enclosed garden has been laid to lawn and paving with established plant and shrub borders.

Detached Garage

Benefiting from an up and over door with double glazed windows to rear and side.



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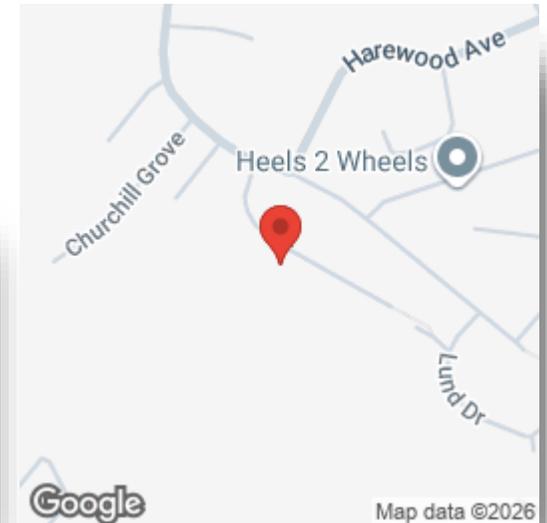
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One (originally two) Bedroom Semi-Detached True Bungalow
- 15ft Lounge, 12ft Kitchen Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117828 - 0004

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