



2 Craven Lane

Gomersal, BD19 4QU

Starting Bid £135,000

- FOR SALE VIA THE MODERN METHOD OF AUCTIONS
- T & C'S APPLY
- END TERRACED HOUSE
- OFFERED FOR SALE WITH NO CHAIN
- LOUNGE, KITCHEN AREA
- LOWER GROUND FLOOR UTILITY
- THREE BEDROOMS
- BATHROOM
- SMALL YARD TO THE SIDE ELEVATION
- OUTHOUSE



Full Description

FOR SALE BY MODERN METHOD OF AUCTION - T'S & C'S APPLY

Offered for sale with NO CHAIN is this three bedroomed end terraced property which would benefit from some cosmetic improvements and must be viewed to be appreciated. Ideally situated within easy reach of local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal of commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Lounge, kitchen area, lower ground floor utility room (could be utilised as a kitchen), three bedrooms and bathroom. Externally there is a small yard to the side elevation and a useful outhouse.

LOUNGE

18' 3" x 17' 3" (5.56m x 5.26m)

An external door leads into the lounge with has an impressive fireplace with a gas fire, laminate flooring, a useful under-stairs storage cupboard and staircases lead to the lower ground floor utility room and up to the first floor landing. Access to the kitchen area.

KITCHEN AREA

The kitchen area has tiled flooring and is fitted with a range of wall and base units with complementary work surfaces and an inset 1.5 bowl sink. Electric oven and a gas hob with an extractor over.

LOWER GROUND FLOOR UTILITY

14' 1" x 6' 5" (4.29m x 1.96m)

This room has plumbing for a washing machine, venting for a tumble dryer and useful storage cupboards. The kitchen could be re-located to the lower ground floor to create a spacious lounge/diner.

Features include inset spotlights to the ceiling and part laminate and part tiled flooring.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the bathroom.

BEDROOM ONE

10' 8" x 10' 4" (3.25m x 3.15m)

Double room with views over the cricket pitch.

BEDROOM TWO

9' 6" x 7' 10" (2.9m x 2.39m)

Double room.

BEDROOM THREE

6' 8" x 6' 7" (2.03m x 2.01m)

Single room.

BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)

Fitted with a three piece suite which comprises of a bath with an electric shower over, wash basin and W.C. Part tiled walls, laminate flooring and a heated chrome towel radiator.



EXTERIOR

Externally there is a small yard to the side elevation and a useful outhouse.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - A

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

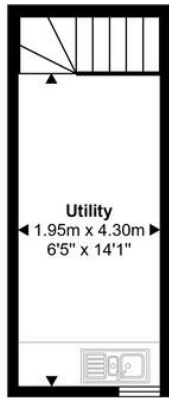


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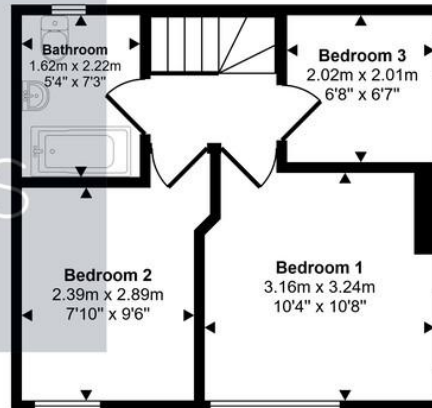
Approx Gross Internal Area
69 sq m / 745 sq ft



Lower Ground Floor
Approx 10 sq m / 106 sq ft



Ground Floor
Approx 29 sq m / 313 sq ft



First Floor
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements