



**Cawley Lane, Heckmondwike WF16 0DA**



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## **Cawley Lane, Heckmondwike**

Situated on the ever popular Cawley Lane in Heckmondwike with a lovely south-westerly facing rear garden with far reaching views across to Emley Mast is this two bedroom semi-detached true bungalow being 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.

### Entrance Porch

Double glazed windows to front and sides. Part double glazed Upvc door to side.

### Lounge

14' 9" x 11' ( 4.50m x 3.35m )  
Double glazed windows to front and double glazed French doors to garden. Gas central heating radiator, TV point and coving to ceiling. Gas coal effect fire with decorative wood surround, tiled inlay and hearth.

### Kitchen

11' 9" x 9' 4" ( 3.58m x 2.84m )  
Recently fitted light grey gloss kitchen with a range of wall and base units, complementary work surfaces and Upvc splashbacks. Asterite sink drainer with mixer tap. Space for cooker. Plumbing for washing machine. Gas central heating radiator, double glazed window to side and glazed timber door to porch.

### Bedroom One

13' 5" x 8' 9" ( 4.09m x 2.67m )  
Double glazed window to rear with far reaching views across to Emley mast and beyond. Fitted wardrobe to one wall and gas central heating radiator.

### Bedroom Two

9' 4" x 8' 3" ( 2.84m x 2.51m )  
Double glazed patio door to garden with far reaching views across to Emley mast and beyond. Gas central heating radiator, TV point and coving to ceiling.

### Inner Hallway

Access to loft and telephone point.

### Bathroom

Two double glazed windows to side. Wood panelled bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below, WC and gas central heating radiator. Splashback tiling.

### Exterior

To the front of the property there is a small pebbled front garden stocked with plant and shrubs. Tarmac driveway providing off street parking for multiple vehicles leading to the attached garage. The south westerly facing garden has been lawned and is stocked with a variety of established plant and shrub borders, it has far reaching views across to Emley mast and beyond. Under property storage area benefits from outside watering tap and houses the boiler and water meter.

### Attached Garage

20' 3" x 8' 6" ( 6.17m x 2.59m )  
Benefiting from an up and over door. Upvc door to side, power and light. Double glazed window to rear.



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## Cawley Lane, Heckmondwike

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached True Bungalow
- 14ft Lounge, 11ft Kitchen, Bathroom

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:  
DWS117794 - 0003

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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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