



Grange Road, Soothill Batley WF17 6LN



welcome to

Grange Road, Soothill Batley

READY TO MAKE THIS HOUSE YOUR FOREVER HOME? IT'S READY AND WAITING FOR YOU! Don't miss this great opportunity.. arrange your viewing today! 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.

Lounge

15' 5" x 14' 9" (4.70m x 4.50m)
Double glazed window to rear, gas fireplace with a wooden surround and gas central heating radiator.

Kitchen / Diner

17' 9" x 15' 3" (5.41m x 4.65m)
Fitted kitchen with a range of wall and base units, complementary work surfaces, one and a half bowl sink drainer. Space for cooker, wall mounted boiler and gas central heating radiator. Double glazed window to front and then two double glazed windows to side and door to front.

Bedroom One

15' 6" MAX x 11' MAX (4.72m MAX x 3.35m MAX)
Double glazed window to rear and gas central heating radiator.

Bedroom Two

15' 4" x 9' 7" (4.67m x 2.92m)
Double glazed window to front and gas central heating radiator.

Bedroom Three

12' 2" x 7' 9" (3.71m x 2.36m)
Double glazed window to front and gas central heating radiator.

Bathroom

Double glazed window to rear, gas central heating radiator, bath with hot and cold taps and wall mounted shower over, wash hand basin, WC and part tiling to walls where visible.

Exterior

To the front and side of the property is a tarmac driveway providing off street parking for multiple vehicles. The rear of the property is flagged for low maintenance.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached Property
- 15ft Lounge, 17ft Kitchen diner

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117751 - 0005

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