

# HUNTERS®

HERE TO GET *you* THERE



## Coney Walk

Dewsbury, WF13 3SS

Guide Price £175,000



FOR SALE BY MODERN METHOD OF AUCTION ( T & Cs APPLY) - STARTING BID OF £175,000 PLUS RESERVATION FEE of 4.5%

Spacious semi-detached family home enjoying elevated cul de sac position with far reaching views over Spen Valley Greenway with a generous potential garden building plot to the side which has an expired Planning Approval for the erection of 1 dwelling, Application No 2016/60/92031/E. The accommodation comprises entrance lounge with open staircase to first floor, dining room and fitted kitchen. A spacious first floor landing provides access to three bedrooms and the house bathroom. The rear garden is enclosed with patio seating and rear and side garden with allocated off street parking. Well, placed for local amenities including shops and schools, there are also local bus routes nearby. An early viewing comes recommended to avoid any disappointment.



AUCTION NOTES

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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.

ENTRANCE

Double glazed door with access into the lounge

LIVING 17'10" x 13'8" (5.45m x 4.18m)

Having a feature wall mounted electric heater and double glazed windows to the front, central heating radiator, and archway through into the dining room. Staircase to the first floor landing.

DINING ROOM 9'6" x 10'2" (2.90m x 3.1m)

Having laminate flooring and double glazed french doors leading to the rear garden , central heating radiator and an archway into the kitchen.

KITCHEN 12'0" x 7'11" (3.66 x 2.42)

Range of fitted wall and base units, plumbing for a washing machine, integrated oven and four ring gas hob with extractor hood over. Tiled splash back, stainless steel sink with mixer tap, double glazed window to the rear, door leading under stairs storage.

FIRST FLOOR LANDING

Spacious landing with doors leading to three bedrooms and the house bathroom

BEDROOM 1 14'0" x 8'6" (4.28m x 2.61m)

A double bedroom with central heating radiator and double glazed window

BEDROOM 2 9'9" x 9'7" (2.99m x 2.93m)

A double bedroom with central heating radiator and double glazed window

BEDROOM 3 8'11" x 8'3" (2.72m x 2.54m)

A good sized bedroom with central heating radiator and double glazed window

BATHROOM

Modern fitted white three piece suite comprising low flush w.c. pedestal wash basin and panelled bath with newly installed wall mounted electric shower over with fitted shower screen . Part tiled walls, central heating radiator and frosted double glazed window to the rear.

GARDEN

Steps leading to the front entrance door. To the rear there is a garden comprising of patio seating area with rear garden and access to the leading up the raised patio area and surrounded by wooden fencing and provided access onto Low Road. The property also benefits from allocated off street parking to the side.

ADDITIONAL PLANNING INFORMATION

Expired Outline planning permission for 1 dwelling - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016%2f60%2f92031%2fe>

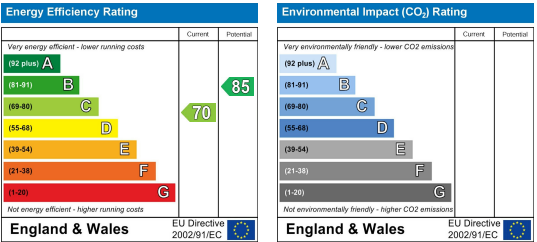
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.