

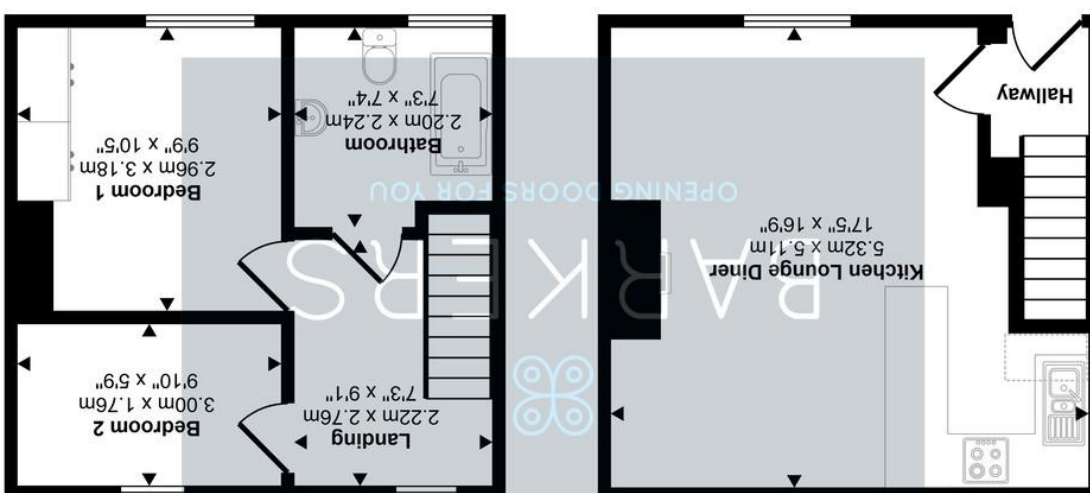
80 C	81-91	A
68 D	69-80	B
	55-68	C
	39-54	D
	21-38	E
	1-20	F
		G

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.

Denotes head height below 1.5m

Ground Floor  
Approx 27 sq m / 295 sq ft

First Floor  
Approx 27 sq m / 291 sq ft



Approx Gross Internal Area  
54 sq m / 586 sq ft



## 25 Prospect Terrace, Towngate Road Batley, WF17 7HS Starting Bid £80,000

- WELL PRESENTED MID TERRACE
- LOUNGE WITH KITCHEN AREA
- TWO GOOD SIZED BEDROOMS
- BATHROOM
- ENCLOSED GARDEN
- NO CHAIN
- MODERN METHOD OF AUCTION
- T & C' APPLY



## Property Features

Offered for sale with No Chain is this well presented mid terraced property which would make the ideal purchase for a first time buyer. Ideally located in a peaceful and quiet location away from the main road this property must be viewed to be fully appreciated. Conveniently located for local amenities, schools and transport links. The property briefly comprises of entrance hall, lounge with kitchen area, two good sized bedrooms and bathroom. Externally the property has an enclosed garden.

### ENTRANCE HALL

An external door leads into the entrance hallway.

### LOUNGE WITH KITCHEN AREA

17' 5" x 16' 9" (5.31m x 5.11m)

The lounge has vinyl flooring and fireplace with electric fire. The kitchen has wall and base units, inset sink and work surfaces. Electric oven, gas hob and extractor over. Plumbing for washing machine.

### LANDING

Loft access point. Feature arched window.

### BEDROOM ONE

10' 5" x 9' 9" (3.18m x 2.97m)

Double bedroom with fitted cupboards and drawers

### BEDROOM TWO

9' 10" x 5' 9" (3m x 1.75m)

Large single bedroom.

### BATHROOM

7' 4" x 7' 3" (2.24m x 2.21m)

The bathroom contains a white three piece suite comprising of bath with shower over, low flush WC and wash hand basin inset in vanity unit. Tiled walls and vinyl floor. Heated towel rail.

### EXTERNAL

The property has an enclosed garden comprising of planted borders and mature shrubs.

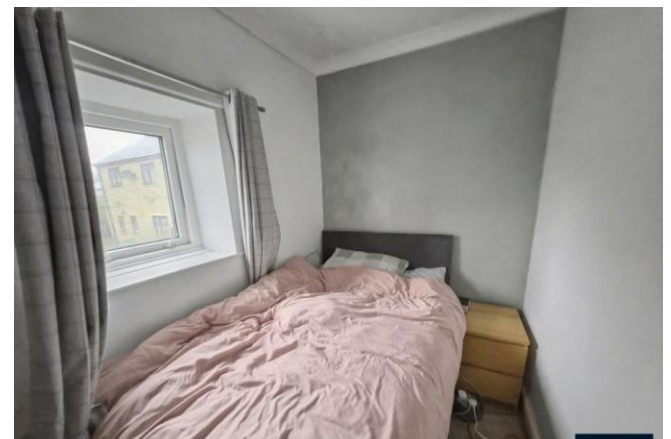
### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - Band A

### DIRECTIONS

From our Birstall office turn left on Low Lane, continue to the traffic lights and turn right onto Huddersfield Road. Proceed straight ahead at the next lights into Leeds Road and at the next set of lights turn left into White Lee Road. Continue to the end and turn left at the traffic lights into West Park Road. Take the first turning left into Healey Lane and continue along until the road becomes Towngate Road. Continue to Healey House and the road bends to the left the property will be easily identified on the left hand side by our For Sale board.



### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

