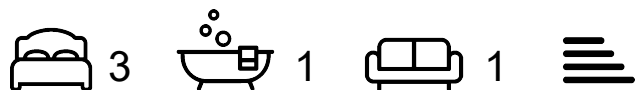




Lees Hall Road

Dewsbury, WF12 9HB

Guide Price £160,000



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £160,000 PLUS RESERVATION FEE of 4.5%

Offered with no onward chain is this deceptively spacious three-bedroom stone-built end terrace family home in this highly popular location of Thornhill Lees. Briefly comprising entrance hall, lounge, dining kitchen with cellar, three bedrooms and house shower room with a driveway to the side for secure off street parking and benefitting from an enclosed garden to the rear. Ideally positioned close to local amenities and having easy access to surrounding towns and Wakefield nearby, a viewing of this family home is highly advised at your earliest convenience to avoid disappointment.



IMPORTANT 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 HALL

Stairs leading to the first floor and radiator and access to lounge and dining kitchen.

LOUNGE 10'11" x 14'1", (3.34m x 4.31,)

Having a feature gas fire surround with inset coal effect gas fire with living flame, marble hearth and back plate, double glazed window with fitted radiator, coving to the ceiling and further wall lights.

DINING KITCHEN 16'4" x 10'6" (5.00m x 3.21m)

Having a feature wall mounted TV style electric fireplace and having a good selection of fitted wall and base units comprising of a stainless steel 1 & 1/2 bowl sink and drainer with complementary worktops and splashback tiling. Electric oven with gas hob and stainless steel extractor fan above. Plumbing for a washing machine, Double glazed window rear, door leading to the rear garden and door to lower level basement cellar.

CELLAR

Useful storage space

LANDING

Access to three bedrooms and family shower room with loft opening(NOT inspected)

BEDROOM 1 8'10" x 14'6" (2.71m x 4.44m)

A large double bedroom with fitted wardrobes and dressing table, double glazed window and radiator.

BEDROOM 2 11'3" x 10'5" (3.43m x 3.19m)

Another double bedroom with wall mounted main house boiler and double glazed window and radiator.

BEDROOM 3 5'10" x 6'4" (1.80m x 1.94m)

A single bedroom with double glazed window and fitted radiator with useful storage cupboard.

SHOWER ROOM

Comprising of a wash hand basin, low level wc, and walk in shower with fitted shower screen and wall mounted mixer shower over being part tiled, double glazed window with fitted radiator.

LEASEHOLD INFORMATION

TERM 999 YEARS

START DATE 25/12/1950

TERM REMAINING - 923 YEARS

ANNUAL GROUND RENT CIRCA £5.00

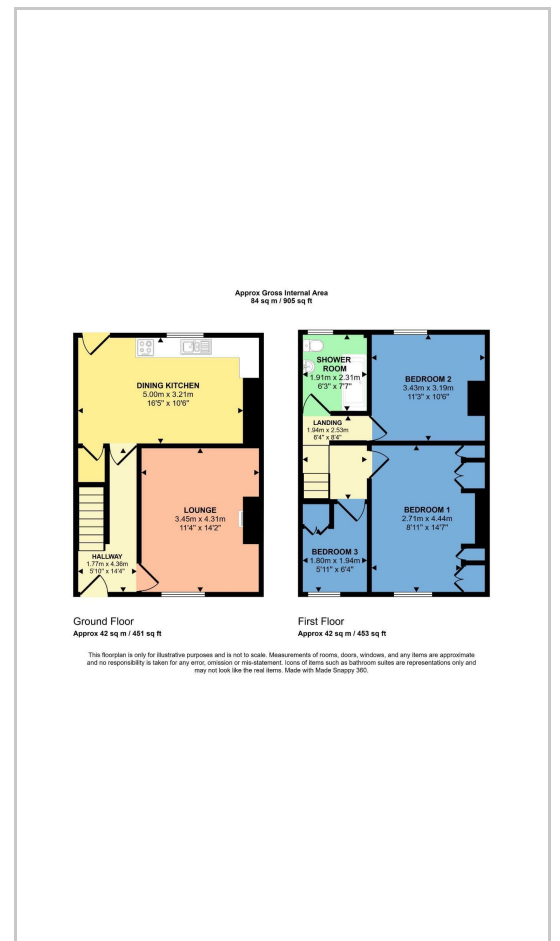
OUTSIDE

The property has wrought iron fencing and gated entrance and pathway leading to the front door, small garden to the front and a enclosed rear garden with garden shed and has the benefit of secure off street parking to the side for several vehicles.

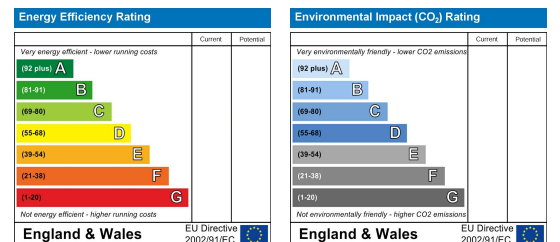
Area Map



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.