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Crackenedge Lane

Dewsbury, WF13 1RW

Guide Price £50,000

3 1 2 G

Auction end : 29 Oct 2026 12:00pm

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £50,000 PLUS RESERVATION FEE of 4.5%

Due to the condition of the property we feel it is suitable for CASH BUYERS ONLY.

An exceptional opportunity to acquire a classic double-fronted stone residence, bursting with period character and offering a blank canvas for complete modernisation. Situated in a highly sought-after location of Dewsbury, this imposing property boasts generous proportions, a symmetrical facade, and incredible potential to create a spectacular bespoke family home. The property briefly consists, Entrance Hall, lounge, sitting room and dining kitchen, 3 bedrooms, bathroom. Externally there is a paved yard to the front and rear garden. This property is for sale by West Yorkshire Property Auction powered by Iam-sold.







IMPORTANT AUCTION NOTES
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a pre agreed 56 Day Reservation Period (Requested by the seller) . 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 eventual 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
Into hallway with stairs to first floor and access to lounge and sitting room

LOUNGE 12'2" x 14'2" (3.73m x 4.32m)

SITTING ROOM 9'3" x 14'2" (2.83m x 4.32m)

KITCHEN DINER 12'7" x 8'6" (3.86m x 2.60m)

LOWER LEVEL BASEMENT

FIRST FLOOR

BEDROOM 1 12'5" x 14'2" (3.80m x 4.32m)

BEDROOM 2 9'4" x 14'2" (2.86m x 4.32m)

BEDROOM 3 8'1" x 12'7" (2.48m x 3.86m)

BATHROOM

OUTSIDE
The property has steps leading down to the front entrance. The property also boasts a large garden area to the rear.

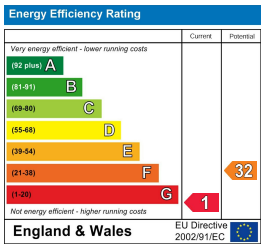
Area Map

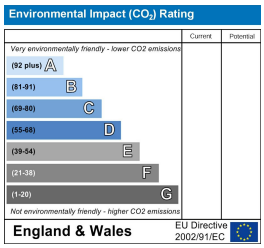


Floor Plans



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.

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