



Syke Ings Close, Earlsheaton DEWSBURY WF12 8HF

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Syke Ings Close, Earlsheaton DEWSBURY

LOOKING FOR A PROPERTY THAT YOU CAN PUT YOUR OWN STAMP ON AND CREATE YOUR FOREVER HOME? THEN DON'T MISS THIS OPPORTUNITY..VIEW 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.

Entance Hallway

Upvc door to front, gas central heating radiator and stairs to landing.

Lounge

14' 4" (Into Bay) x 11' 6" (4.37m (Into Bay) x 3.51m)
Double glazed bay window to front and gas central heating radiator.

Kitchen / Diner

16' 3" x 8' 8" (4.95m x 2.64m)
Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas hob, double electric oven, plumbing for washing machine, wall mounted cooker hood, gas central heating radiator, cupboard housing the boiler, double glazed window to rear and access to conservatory.

Conservatory

9' 6" x 9' 5" (2.90m x 2.87m)
Of part Upvc construction, double glazed windows to rear and side, double glazed french doors to garden, lighting, gas central heating radiator and pitched roof.

First Floor Landing

Double glazed window to side, access to loft space via drop down ladder and gas central heating radiator.

Bedroom One

18' 6" x 9' 4" (5.64m x 2.84m)
Two double glazed windows to front, gas central heating radiator and over bulkhead storage cupboard.

Bedroom Two

11' 4" x 11' (3.45m x 3.35m)
Double glazed window to rear, sliding door fitted wardrobes to one wall and gas central heating radiator.

Shower Room

Shower cubicle, wall mounted shower, wash hand basin, WC, gas central heating radiator and tiled walls where visible.

Exterior

To the front of the property there is a paved and pebbled front garden, side access to the rear with access to brick built storage shed with power and light. The enclosed paved rear garden has outside watering tap and the timber storage shed is to remain.



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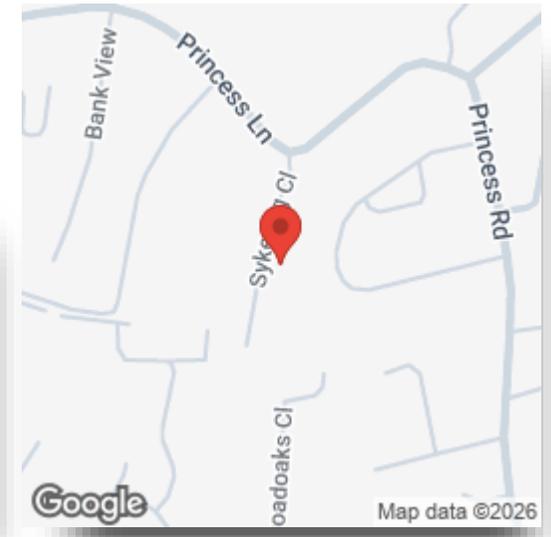
Syke Ings Close, Earlsheaton DEWSBURY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Semi Detached Property
- 14ft Lounge, 16ft Kitchen Diner

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

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117808 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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