



Edward Street, SOWERBY BRIDGEHX6 2NJ

welcome to

Edward Street, SOWERBY BRIDGE

Offered for sale by Modern Method of Auction, this well-maintained three-bedroom end-terrace home is situated in a popular residential area. Benefitting from front and rear patio gardens, well-proportioned bedrooms and attractive views over the neighbouring park, perfect for a range of buyers.



Offered for sale via the Modern Method of Auction and with no onward chain, this well-presented three-bedroom end-terrace property, situated in a sought after residential location, enjoys attractive views over a nearby park to the rear.

The property has been well maintained throughout and offers spacious accommodation ideal for first-time buyers, families and investors. Internally, there is a welcoming layout with comfortable living accommodation and three well-sized bedrooms, providing plenty of space for modern family living.

Externally, the home benefits from both front and rear patio garden areas, offering low-maintenance outdoor spaces perfect for relaxing and entertaining. To the rear, the property enjoys a lovely outlook across the local park, creating a pleasant and open aspect rarely found with similar homes.

Conveniently positioned close to local amenities, schools and transport links, the property combines a desirable location with practical living space and excellent potential.

With no chain involved, this is a fantastic opportunity for buyers looking for a straightforward purchase in a sought-after residential setting.

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.

Disclaimer



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welcome to Edward Street

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale via Modern Method of Auction (T&Cs Apply)
- Three-Bedroom End Through Terrace Property

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

guide price
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109456 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk