



11a Combs Road, Dewsbury WF12 0LB

welcome to

11a Combs Road, Dewsbury

ARE YOU LOOKING FOR A CHARACTER PROPERTY THAT'S UNIQUE AND QUIRKY THAT YOU CAN MAKE YOUR FOREVER HOME? THEN DON'T MISS THIS AMAZING OPPORTUNITY... VIEW TODAY!



Being tucked away on Combs Road, Thornhill is this charming, fantastically proportioned four bedroom character property that is not to be missed! This unique and quirky property has far reaching views to the front and is in need of TLC throughout the majority of the property but priced accordingly and making it the ideal opportunity to make it completely your own. The property boasts two 14ft reception rooms, a 17ft kitchen diner, 17ft utility room, three double bedrooms, a smaller fourth bedroom / home office, a 17ft family bathroom and a separate shower room. To the exterior, there is a driveway for multiple vehicles leading to the detached garage / workshop (needs work) and to the rear is a compact courtyard garden which is the ideal area to retreat to in the up and coming summer months as has a southerly aspect. All local amenities and schooling are nearby. So, in all, if you are looking for a well-proportioned and charming property in Thornhill that you can lovingly make your own, then William H Brown in Dewsbury recommend that you view this gem at your earliest convenience to appreciate the accommodation on offer as also offered with 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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Character Property
- Two 14ft Reception Rooms, 17ft Kitchen Diner

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

guide price
£260,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS117806](https://www.williamhbrown.co.uk/Property/DWS117806)



Property Ref:
DWS117806 - 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.



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