HUNTERS®

HERE TO GET *you* THERE



Scarr End View

Dewsbury, WF13 4NX

Guide Price £170,000

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AUCTION ENDS 13-11-2026 at 1:00 PM

FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £170,000 PLUS RESERVATION FEE of 4.5%

Hunters are delighted to bring to market this spacious three bedroom detached bungalow. Located in this cul de sac location enjoying far reaching views to the front. Offering versatile and flexible living accommodation, the property is offered with no onward chain. Having an enclosed tiered garden to the rear and driveway to the front of the property. The property is located no more than a two-minute drive from Dewsbury Hospital and is within easy reach of good local schools and amenities. Secure your viewing on this excellent detached bungalow by calling our office today.







IMPORTANT AUCTION NOTES
Auction Pack Link - https://www.iamsold.co.uk/property/7cdf6340c8be43129c7f7f90eeab5675/

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
Through double glazed front door with central heating radiator, alarm control panel and access to all rooms and acess to loft via drop down ladder.

LOUNGE 10'7" x 15'5" (3.23m x 4.71m)
Having a large double glazed window to the front with far reaching views and two central heating radiator, coving to the ceiling.

KITCHEN 10'5" x 10'5" (3.20m x 3.18m)
Having a range of fitted wall and base units with contrasting work surfaces incorporating sink with drainer and ceramic splashback tiling ,cooker hood above and plumbing for washing machine. Two double glazed windows and UPVC door to rear and wall mounted radiator, space for small dining table and chairs and further space for fridge freezer.

BEDROOM 1 11'6" x 9'2" (3.52m x 2.80m)
A double bedroom with fitted radiator and double glazed window and coving to ceiling.

BEDROOM 2 12'3" x 8'11" (3.74m x 2.73m)
A double bedroom with fitted radiator and two double glazed windows and coving to ceiling.

BEDROOM 3 10'5" x 6'2" (3.18m x 1.88m)
A single bedroom with fitted radiator and double glazed window and coving to ceiling.

BATHROOM
Fitted with a three piece white suite comprising panelled bath and hand basin, low- level WC, radiator and part tiled walls and frosted double glazed window.

LOFT 11'5" x 26'2" (3.50m x 8.00m)
Access via drop down ladder and having power and light and being part boarded. Housing the house boiler.

GARDEN
To the front there is a garden with seasonal plants and shrubs to the front with far reaching views The rear of the property, there is an enclosed tiered garden with paved patio area and gated access. Benefitting from a tarmac driveway to the front with secure off street parking.

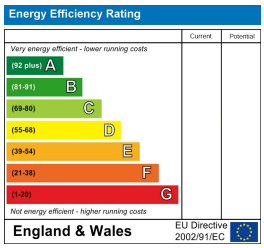
Area Map

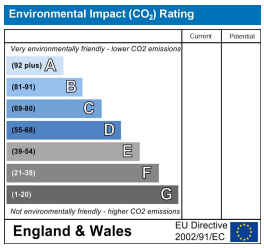


Floor Plans



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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