



Boundary Terrace, Moorend Dewsbury WF13 4PN



welcome to

Boundary Terrace, Moorend Dewsbury

LOCATION LOCATION LOCATION! Tucked away off Creswell Lane, Dewsbury, with views to die for to the front of the property, is this two bedroom mid terrace character property 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.

Entrance Porch

Double glazed Upvc door to side, double glazed windows to front and side and door to entrance lobby.

Entrance Lobby

Gas central heating radiator, tiled flooring and stairs to first floor landing.

Lounge

12' 9" MAX x 10' 4" (3.89m MAX x 3.15m)
Double glazed window to front with far reaching views across Dewsbury, Mirfield and beyond. Two gas central heating radiators.

Kitchen

12' 9" x 5' 2" (3.89m x 1.57m)
Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas cooker point, plumbing for washing machine, wall mounted boiler, double glazed window to rear and tiled flooring.

Cellar Space

Ideal storage area, benefiting from power points and lighting and houses the gas meter.

First Floor Landing

Double glazed window to rear, access to loft space and gas central heating radiator.

Bedroom One

11' 9" MAX x 8' 8" MAX (3.58m MAX x 2.64m MAX)
Double glazed window to front with far reaching views across Dewsbury to Mirfield, Emley Moor Mast and beyond and gas central heating radiator.

Bedroom Two

9' MAX x 6' 9" MAX (2.74m MAX x 2.06m MAX)
Double glazed window to front with far reaching views across Dewsbury onto Mirfield, Emley Moor Mast and beyond and gas central heating radiator.

Bathroom

Double glazed window to rear, panelled bath with mixer tap and shower attachment, splashback tiling, wash hand basin, WC and gas central heating radiator.

Exterior

To the front of the property the garden faces in a south westerly direction with a raised paved area to relax and enjoy the views, is stocked with plant and shrubs and small yard area to the rear.



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Boundary Terrace, Moorend Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid Terrace Property
- Views, In Need Of TLC Throughout, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£65,000



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Property Ref:
DWS117668 - 0005

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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.



Please note the marker reflects the postcode not the actual property



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