



33 Radulf Gardens, Liversedge, WF15 6AS

For Sale by Modern Method of Auction - VIEW, BID, BUY!!

Guide Price £230,000 plus Reservation Fee.

FOUR BEDROOM, FAMILY SIZED detached home located on this small spur off the main development with OPEN ASPECT VIEWS. Handily situated for the local schools, amenities of both Cleckheaton & Heckmondwike, including the park, 'Greenway' cycle/footpath & sports centre making it ideal for family buyers.

Offering a GOOD SIZED FOOTPRINT it requires cosmetic improvement but is priced to reflect this and comprises two more reception rooms, kitchen, utility, WC, ensuite bedroom and family bathroom. Benefits from driveway parking, integral garage, lawned rear garden, GCH, & uPVC DG. Sold with NO CHAIN. EPC - C

Asking Price £230,000

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ENTRANCE HALL Access to garage.

WC WC and wash hand basin.

LOUNGE 15'5" x 11'6" max (4.7m x 3.5m max)

Fireplace and electric fire. French doors to garden.

DINING ROOM 12'6" x 9'2" max (3.8m x 2.8m max)

KITCHEN 11'6" x 9'2" max (3.5m x 2.8m max)

Wall and base units, worktop and one and a half bowl sink with mixer tap. Integral electric oven and four-ring gas hob plus extractor. Plumbing for dishwasher.

UTILITY ROOM 5'11" x 4'11" max (1.8m x 1.5m max)

Plumbing for washer and side door.

BEDROOM ONE 12'6" x 11'2" max (3.8m x 3.4m max)

With fitted wardrobes.

ENSUITE BATHROOM Three piece suite comprising of shower with glazed shower cubicle, WC and wash hand basin.

BEDROOM TWO 10'10" (3.3) x 9'6" (2.9) max plus doorway

With storage cupboard.

BEDROOM THREE 9'10" x 6'11" max (3m x 2.1m max)

BEDROOM FOUR 3.4 x 6'3" (1.9) plus doorway

BATHROOM Three piece suite comprising of shower extension over bath and glazed shower screen, WC and hand wash basin.

EXTERIOR Accessed off a small spur of the main estate with one other house it has a driveway for off street parking and single integral garage housing wall mounted boiler measuring 16'5 x 8'2 (5m x 2.5m max). Lawned garden and patio to rear and further lawned garden to front.

Long Leasehold - 979 years remaining

Council Tax Band D

EPC - C

AUCTIONEERS NOTES This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

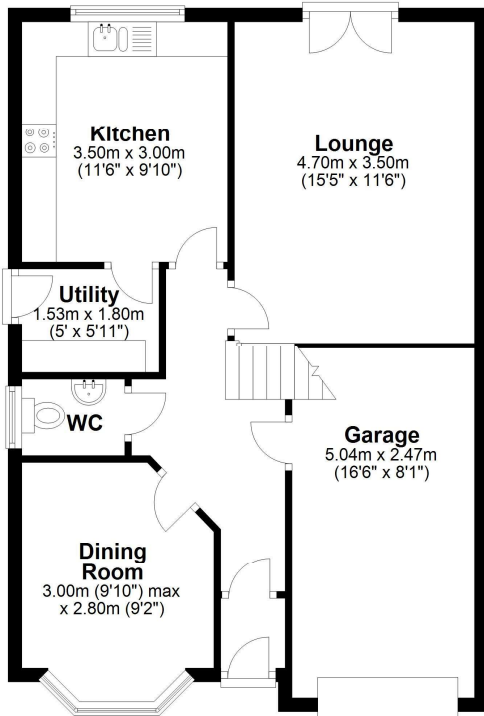
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in

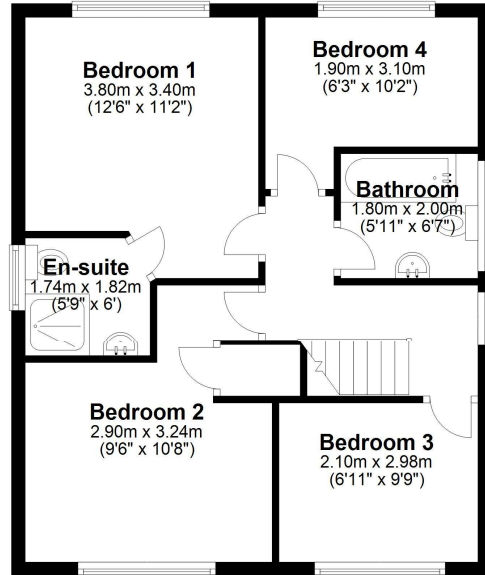
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.