



19 Wesley Street, Cleckheaton, West Yorkshire, BD19 3PU

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

Guide Price £140,000 plus Reservation Fee.

Substantial, Victorian DETACHED HOME which offers a FAMILY SIZED footprint and is ideally situated for the local amenities and schools. Requiring cosmetic improvement yet priced realistically to sell, the house comprises hall, lounge, open plan dining kitchen, cellar areas, three bedrooms and bathroom. Garden to the front with lawned garden and patio to the rear. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £140,000

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ENTRANCE HALL

LOUNGE 14'9" x 14'1" max (4.5m x 4.3m max)

Fireplace with living flame fire with pebble effect finish. Feature cornice, picture rail and ceiling rose.

DINING ROOM 15'9" x 11'10" (4.8m x 3.6m)

Fireplace with living flame fire. Open to kitchen.

KITCHEN 9'10" x 8'10" max (3m x 2.7m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Range oven and plumbing for auto washer and dishwasher.

CELLAR AREAS Accessed via kitchen with natural light and external access. Wall mounted boiler.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 12'10" x 12'6" max (3.9m x 3.8m max)

BEDROOM TWO 12'2" x 9'10" max (3.7m x 3m max)

BEDROOM THREE 9'2" x 8'10" (2.8m x 2.7m)

BATHROOM Three piece suite comprising bath with integral shower over and glazed shower screen, hand wash basin and wc. Tiling to walls and floor.

EXTERIOR The property benefits from a lawned garden and patio to the rear. Garden area to the front.

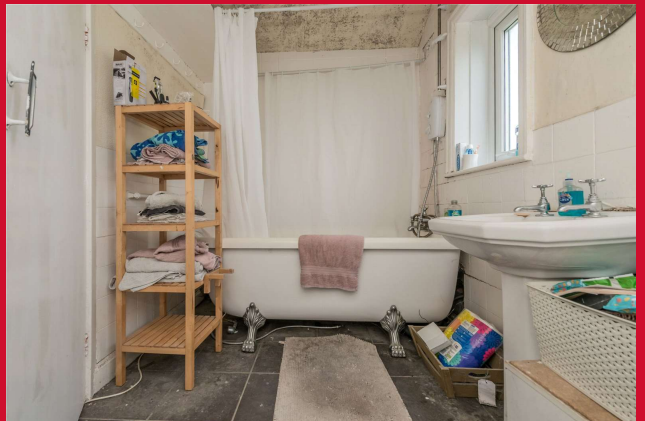
Freehold

Council Tax Band - C

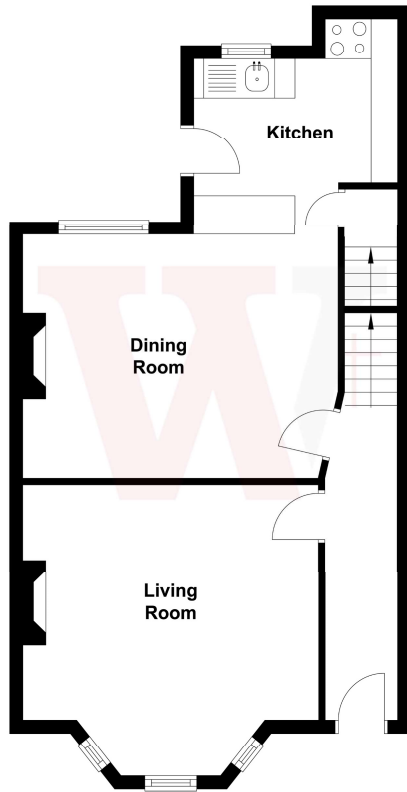
EPC - D

AUCTIONEER'S NOTES This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. 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 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

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

