



3 Vine Street, Cleckheaton, West Yorkshire, BD19 3DN

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

Guide Price £155,000 plus Reservation Fee.

FAMILY SIZED, three bedroom semi detached offering a GOOD SIZED FOOTPRINT. Handily located in this popular location offering easy access to the local schools, the 'Greenway' cycle path and the local amenities, the house is offered with NO CHAIN and at a realistic asking price. Comprises hall, two reception rooms, kitchen, conservatory, three bedrooms and modern shower room. Occupying a corner plot with gardens to three sides it also benefits from a driveway and single garage, GCH & uPVC DG. EPC - C.

Guide Price £155,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

3 Vine Street, Cleckheaton, West Yorkshire, BD19 3DN

KITCHEN 9'10" x 9'6" max (3m x 2.9m max)

Range of wall and base units with worktops, inset sink and mixer tap with integral electric oven and four ring gas hob. Plumbing for dishwasher and useful storage cupboard. Rear door.

HALLWAY Under stairs storage housing wall mounted boiler and having plumbing for washing machine.

LIVING ROOM 15'9" x 12'2" max (4.8m x 3.7m max)

Fireplace. Glazed double doors leading to:-

DINING ROOM 9'10" x 8'10" (3m x 2.7m)

French doors leading to:-

CONSERVATORY 14'9" x 7'10" (4.5m x 2.4m)

Door to garden.

LANDING Useful storage cupboard.

BEDROOM ONE 13'5" x 9'10" max (4.1m x 3m max)**BEDROOM TWO 9'10" x 9'2" plus robes (3m x 2.8m plus robes)**

With fitted wardrobes.

BEDROOM THREE 10'6" (3.2) x 8'6" (2.6) max inc bulkhead

Having access to part boarded loft with pull down ladder and light.

EXTERNAL Elevated corner plot. Pleasant paved garden to front and lawned garden with paved area to rear. Driveway to side (far side of number 1) and single garage.

TENURE Freehold

Council Tax Band C

EPC Rating - C

BATHROOM Three piece modern suite comprising glazed shower cubicle, WC and hand wash basin. Tiled walls and chrome wall mounted towel heater.

AUCTIONEER'S 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 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.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

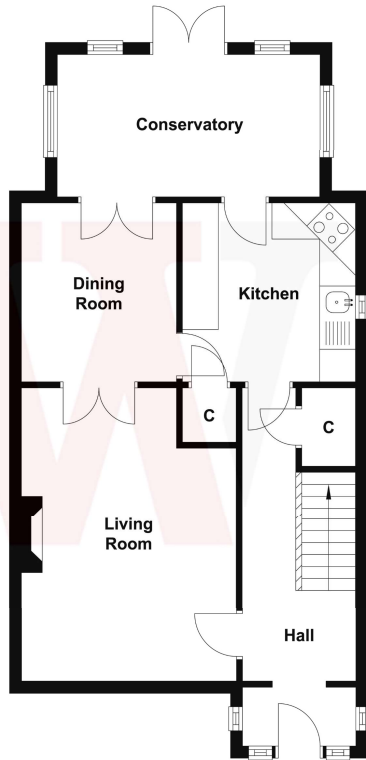
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

You may be recommended services by the Agent/IAM-Sold. Recommended services are optional and the Agent or IAM-Sold will receive payment from the provider where recommended services are taken. As such you should consider your options before accepting recommended services.

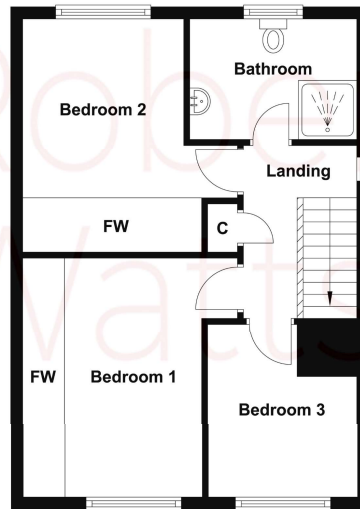
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 878878
 cleckheaton@robertwatts.co.uk
robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | [propertymark](https://www.propertymark.co.uk) naea | [propertymark](https://www.propertymark.co.uk)