



49 Lincoln Avenue, Roberttown, Liversedge, WF15 7ND

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £150,000.

FAMILY SIZED, three bedroom home situated within the heart of this popular village. This spacious, semi-detached, chalet style bungalow offers further potential to create more bedrooms on the first floor, subject to the necessary consents.

Within walking distance of the village amenities and well regarded schools, the house is a blank canvas for a buyer and would also suit TRADITIONAL BUNGALOW BUYERS having two ground floor bedrooms and modern shower room. In addition there is a kitchen area, lounge and large first floor bedroom with ample eaves storage.

To the exterior are gardens to both front and rear with driveway parking and single detached garage. Benefits from NO CHAIN, GCH with a modern boiler & recently fitted uPVC DG.

Please note: The house has been recently underpinned and may not be suitable for lending purposes and further details of this are available on request.

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HALLWAY

LIVING ROOM 18'4" x 11'2" max (5.6m x 3.4m max)

Spacious living space.

KITCHEN 14'9" x 7'3" max (4.5m x 2.2m max)

Dual aspect room. The kitchen units have been removed and the room has been re-plastered but there is a water pipe outlet and gas cooker point. Storage cupboard and modern wall mounted boiler.

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

Double bedroom with storage cupboard.

BEDROOM TWO 8'6" x 7'7" max (2.6m x 2.3m max)

SHOWER ROOM

Modern three piece suite comprising: WC, vanity sink and glazed shower cubicle, wall tiling and wall mounted radiator.

FIRST FLOOR LANDING

Under-eaves storage.

BEDROOM THREE 18'4" (5.6) x 9'2" (2.8) max + 8'10" (2.7) x 7'3" (2.2) max

Large L-shaped room with storage cupboard. This spacious room offers great potential to create an En Suite or even more rooms within the roof space, subject to building consent.

OUTSIDE

Lawned garden to the front and block paved driveway for parking leading to newly built, single brick built garage with electric. Pleasant, South West facing lawned garden to the rear.

ADDITIONAL INFORMATION

Tenure: Freehold EPC Rating: D Council Tax Band: C

IMPORTANT Please note the house has had subsidence issues and suffered ongoing movement. It has recently been underpinned and the garage fully rebuilt and guarantees for this work are available on request.

Due to this work, we are unsure whether this house will be suitable for lending purposes and we advise all interested parties to check this before purchase.

Additionally, the house Title is not registered so this will need to be done by solicitors on purchase.

PLEASE NOTE

If you proceed with an offer on this property I AM SOLD are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. This is required by law and the process undertaken with our compliance partners Credas who charge a fee for this service.

MODERN METHOD OF AUCTION

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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 £960 inc. VAT. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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