



3 Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide £275,000

Super FAMILY SIZED, well presented three bedroom detached home situated on this popular modern development. Handily located for the local schools and village amenities of Roberttown, the house offers a good sized footprint and is situated on a small spur off the development. Comprises lounge, dining room, kitchen, WC, three bedrooms, the master with ensuite and family bathroom. Lovely lawned rear garden with open aspect, lawned garden to the front which could be converted into parking area, ample driveway parking, further hard standing and garage. Benefits from GCH & uPVC DG. EPC - D.

Guide Price £275,000

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ENTRANCE HALL

LOUNGE 14'1" x 10'10" (4.3m x 3.3m)

Fireplace and living flame gas fire. Archway leading to

DINING ROOM 9'6" x 8'2" (2.9m x 2.5m)

French doors leading onto garden.

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

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and dishwasher. Door to side.

GUEST CLOAK ROOM Hand wash basin and wc.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 11'10" (3.6) x 9'10" (3.0) plus robes

Fitted wardrobes.

EN SUITE Three piece suite comprising glazed shower cubicle, vanity sink and wc.

BEDROOM TWO 11'10" x 9'10" max (3.6m x 3m max)

Having fitted wardrobes.

BEDROOM THREE 9'6" x 8'6" max (2.9m x 2.6m max)

Fitted wardrobes.

BATHROOM Four piece suite comprising glazed shower cubicle, bath, hand wash basin and wc.

EXTERIOR The property benefits from a lovely lawned garden and paved patio to the rear with open aspect. Lawned garden to the front which could be converted to parking as well as hard standing for further parking for 2 cars and ample driveway parking. Garage measuring 5.3m x 2.5m (17'5 x 8'2) housing the wall mounted boiler and having electric roller door.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC D
Freehold
Council Tax Band E

AUCTIONEERS COMMENTS 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. The buyer will pay £349 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a NonRefundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to

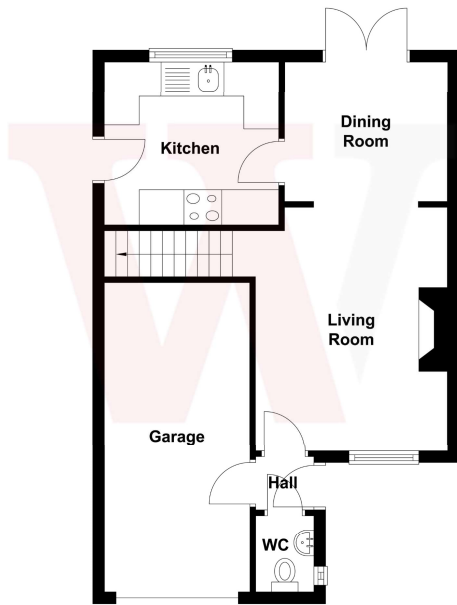
a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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

