



141 Norristhorpe Lane, Norristhorpe, Liversedge, WF15 7AL

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £115,000.

Attractive, two bedroom semi detached cottage property which we understand dates from c. 1820's. Ideally located in the heart of popular Norristhorpe offering easy access to the local amenities, the house requires fully modernising but is priced to reflect and is sold with NO CHAIN. Comprises hall, lounge, dining kitchen, two good sized bedrooms and bathroom. To the exterior is a good sized rear garden. Benefits from electrical wall heaters and SUDG. EPC - F.

Guide Price £115,000

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ENTRANCE HALL Hallway.

LOUNGE 14'9" x 14'5" max (4.5m x 4.4m max)

With fireplace.

KITCHEN DINER 14'1" x 12'2" max (4.3m x 3.7m max)

Modest range of wall and base units, worktop and sink with tap. Double electric oven plus hob and extractor. Plumbing for washer. Alcove cupboard.

REAR HALLWAY Walk-in storage cupboard.

BEDROOM ONE 15'1" x 13'9" max (4.6m x 4.2m max)

Double bedroom.

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

Double bedroom with storage cupboard.

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

EXTERIOR Lawned garden to rear and small garden to front.

PLEASE NOTE The property has been owned by the same family for over 50 years but the Title Deeds have been lost and it is not registered and is therefore more suitable for cash buyers. This needs to be considered by any purchaser as some banks will not lend on the house and we would advise any party make further enquiries on this before proceeding.

AUCTION 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 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.

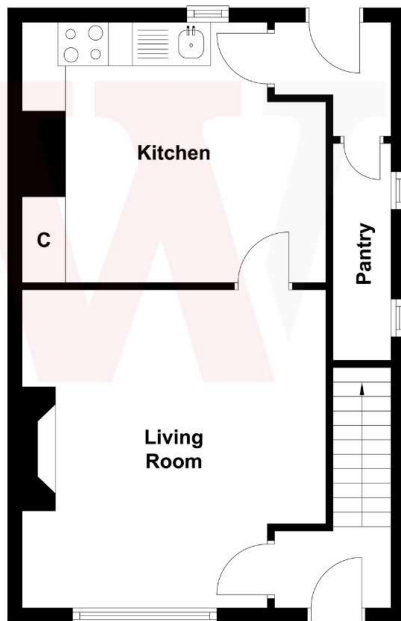
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

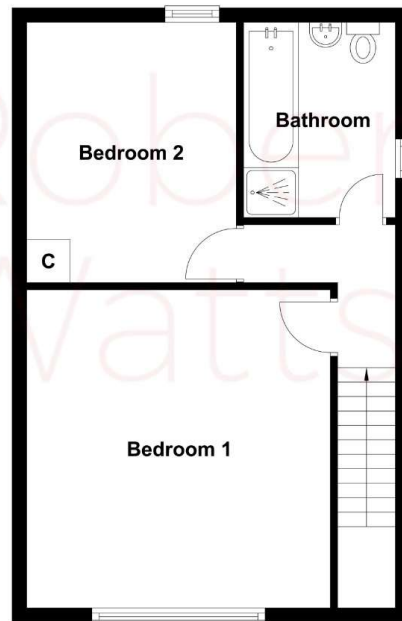
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	