



## 26 South Parade, Cleckheaton, West Yorkshire, BD19 3AA

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £45,000.

Attention all INVESTORS this one bedroom rear back to back terrace is located in this handily accessible location and benefits from a lawned garden area. Requiring modernisation and sold with NO CHAIN it comprises hall, lounge/kitchen area, cellar, double bedroom and bathroom and benefits from GCH & uPVC DG.

**Guide Price £45,000**

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## HALL

### LOUNGE/KITCHEN 15'1" (4.6) 15'1" (4.6) + 5'11" (1.8) x 4'3" (1.3) max

Open plan lounge and kitchen area with modest range of wall units and sink with electric oven and 4 ring electric hob. Access to cellar.

## CELLAR

### BEDROOM 15'1" x 15'1" max (4.6m x 4.6m max)

Double bedroom.

**BATHROOM** Basic three piece suite with electric shower over bath.

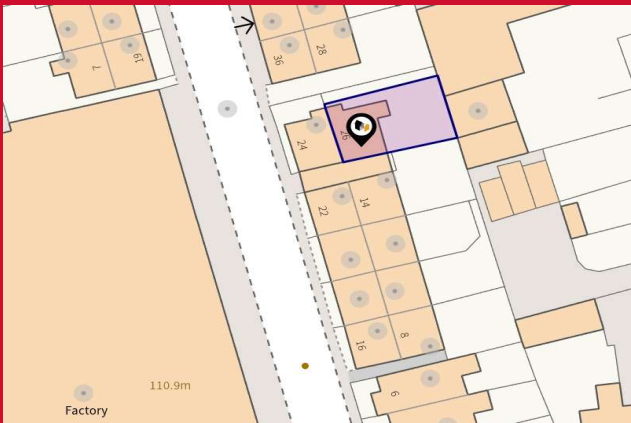
**GARDEN** Lawned garden and outhouse to front.

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

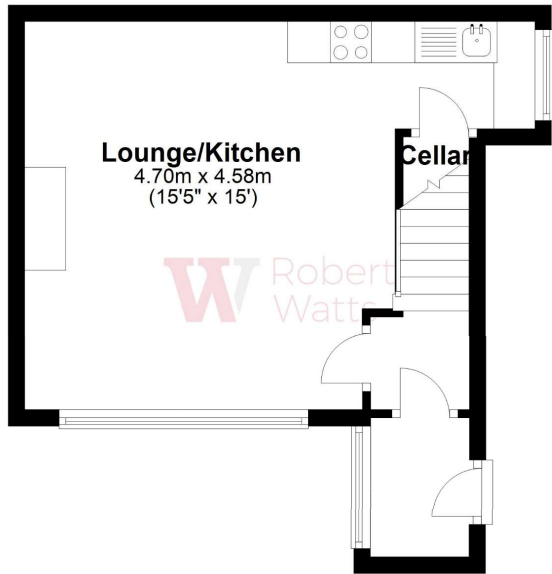
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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.

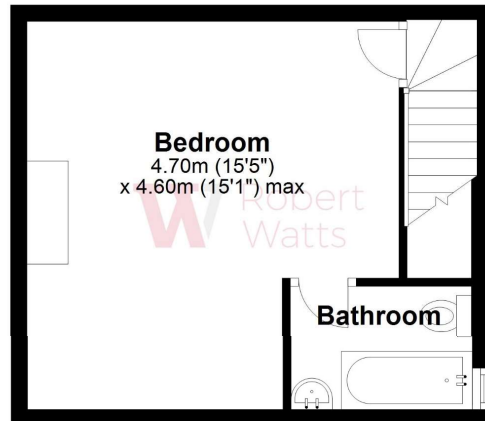




### Ground Floor



### First Floor



Please note this is a guide only and should not be relied on for accurate measurements.  
Plan produced using PlanUp.

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