



137 South Parade, Cleckheaton, West Yorkshire, BD19 3AD

GUIDE PRICE £35,000

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For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £35,000.

Ideal for INVESTORS and CASH BUYERS ONLY as the house has some evident cracking to the gable and may have structural/lateral movement to the gable. Front back to back terrace located in this handily accessible location. Requiring modernisation and sold with NO CHAIN it comprises hall, lounge/kitchen area, cellar, double bedroom and bathroom and benefits from GCH & uPVC DG.

ENTRANCE VESTIBULE

LOUNGE 15'1" x 15'1" max (4.6m x 4.6m max)

Fireplace and gas fire.

KITCHEN 7'3" x 4'7" max (2.2m x 1.4m max)

Range of wall and base units with inset sink and electric oven and plumbing for washing machine. Access to the basement cellar.

BEDROOM 18'1" x 9'2" max (5.5m x 2.8m max)

Double bedroom.

BATHROOM Three piece suite inc bath with electric bath, WC and basin. Cupboard housing boiler.

PLEASE NOTE There is evident stepped cracking to the gable which suggest lateral movement and we not feel this property would be suitable for lenders and we therefore feel can only be sold to cash buyers.

AUCTION 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.

ADDITIONAL INFORMATION Tenure: Freehold

Council Tax Band: A

EPC Rating: D

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.

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