



## 33 Foldings Road, Scholes, Cleckheaton, BD19 6DF

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

**Auction ending Tuesday 2nd December 2025 1pm.**

Rare to the market is this realistically priced, GOOD SIZED, two bedroom ground floor flat which is also a cost effective alternative to a bungalow, so is ideal for DOWNSIZER BUYERS. Requiring updating but priced to reflect and sold with NO CHAIN it is situated on this popular development in Scholes close to the amenities and bus station. Comprises hall, lounge, two bedrooms, shower room, WC and benefiting from its own private garden, GCH & uPVC DG. EPC D.

**Guide Price £45,000**

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## ENTRANCE PORCH

**ENTRANCE HALL** Useful under stairs storage cupboard.

## LOUNGE 17'5" x 11'10" max (5.3m x 3.6m max)

A spacious lounge centred around a gas fireplace.

## KITCHEN 10'6" x 8'6" max (3.2m x 2.6m max)

A practical kitchen with matching wall and base units, a sturdy worktop, and a stainless steel sink. It includes a gas cooker point, plumbing for a washing machine, and a wall-mounted boiler.

## BEDROOM ONE 13'9" x 10'2" (4.2m x 3.1m)

Fitted wardrobes.

## BEDROOM TWO 10'6" x 9'10" (3.2m x 3m)

Built in storage cupboard.

**BATHROOM** A two piece suite shower room featuring a glazed walk in shower, a fitted sink with fully tiled walls and floors. Separate WC.

**GARDEN** A low maintenance private rear garden laid with paving, offering a neat outdoor space and an outhouse providing convenient additional storage.

**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, 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.

## PLEASE NOTE

Please also note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

## OTHER INFORMATION

Tenure: Leasehold

EPC Rating: D

Council Tax Band: A

Service Charge c. £90 per annum

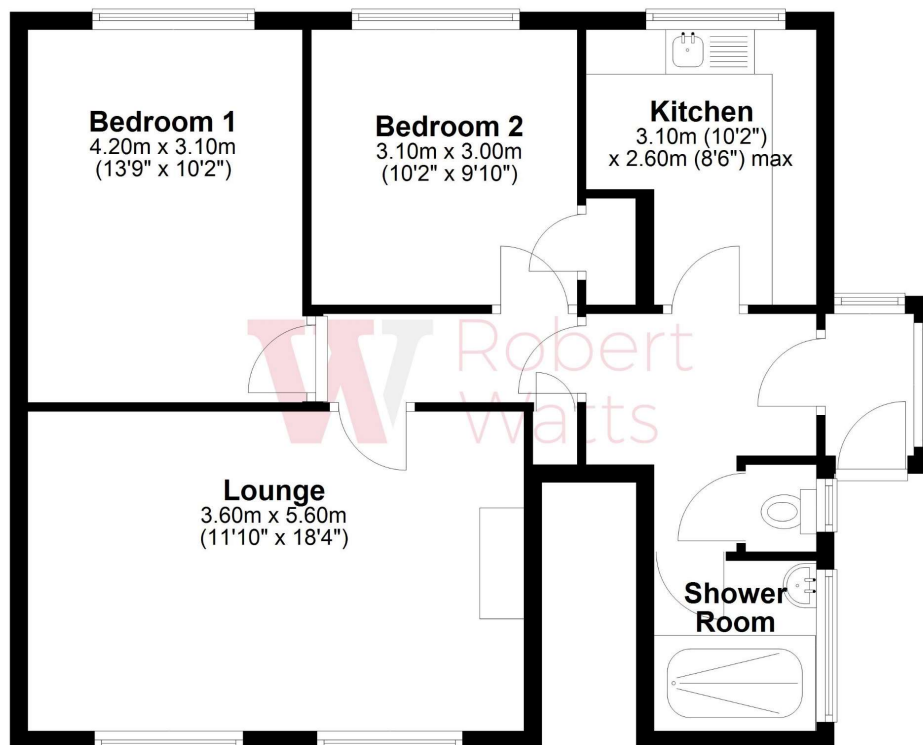
Ground Rent: £10 per annum

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		