



## 52 White Lee Road, Batley, West Yorkshire, WF17 8AD

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £170,000

A great opportunity for GROWING FAMILY BUYERS to purchase this EXTENDED, three bedroom semi detached chalet bungalow. Situated in this very popular location giving easy access to the amenities of Heckmondwike and Batley as well as well regarded Heckmondwike Grammar School. Requiring updating it is priced to sell, is offered with NO CHAIN and has a enviable sized footprint. Comprises hall, two reception rooms, kitchen, ground floor double bedroom, two double first floor bedrooms and bathroom. Ample driveway parking and larger than average garage with pleasant gardens and benefits from GCH & uPVC DG.

**Asking Price £170,000**

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## ENTRANCE HALL

### DINING ROOM 14'9" x 11'2" max (4.5m x 3.4m max)

Having fireplace and electric fire.

### LOUNGE 21' x 10'2" max (6.4m x 3.1m max)

Fireplace and useful under stairs storage. Sliding doors leading onto garden.

### KITCHEN 17'9" x 9'6" max (5.4m x 2.9m max)

Range of wall and base units incorporating worktop, sink and mixer tap. Double electric oven, four ring gas hob plus extractor. Plumbing for auto washer and dishwasher. Wall mounted boiler. Side door.

### BEDROOM THREE 8'10" x 8'10" (2.7m x 2.7m)

Ground floor bedroom.

### BEDROOM ONE 15'1" x 11'6" max (4.6m x 3.5m max)

Having fitted wardrobes.

### BEDROOM TWO 13'1" x 11'2" max (4m x 3.4m max)

Fitted wardrobes and eaves storage.

**BATHROOM** Two piece suite comprising glazed shower cubicle and hand wash basin.

## SEPARATE WC

**EXTERIOR** The property benefits from ample driveway parking to the front together with garden area. Paved and lawned garden to the rear. Larger than average single garage and greenhouse.

Council Tax Band - C

EPC Rating - D

**AUCTIONEERS 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.

**PLEASE NOTE** Please note that the house Title is not yet registered so we cannot confirm it is freehold until this is done as part of the sale process.

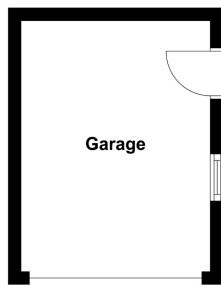
Please also note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

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.







Garage

## Ground Floor

## First Floor

