



157 Leeds Old Road, White Lee, Heckmondwike, WF16 9BB

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £190,000

Offering a GOOD SIZED FOOTPRINT is this two/three bedroom DETACHED TRUE BUNGALOW which are rare in today's market. Handily situated for the local amenities and schools and suiting downsizers buyers as well as families it sits on a GOOD SIZED PLOT of c. 0.19 acres with scope to extend, subject to planning. Comprises hall, lounge/bedroom, dining room, kitchen, utility, two double bedrooms and bathroom with three piece suite and shower over the bath. Externally is a garden to the front, large garden to the back, off road parking to the side and detached garage. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Guide Price £190,000

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ENTRANCE HALL Spacious entrance hall with useful storage cupboard.

LOUNGE/BEDROOM 13'9" x 13'1" max (4.2m x 4m max)

Having fireplace and living flame gas fire. Dual aspect room. Versatile room that could be used as the third bedroom.

DINING ROOM 14'1" x 13'1" max (4.3m x 4m max)

Having fireplace and electric fire.

KITCHEN 13'1" x 7'7" max (4m x 2.3m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, hob and extractor. Plumbing for auto washer.

Walk-in pantry/utility room off kitchen.

PORCH Side entrance porch

BEDROOM ONE 12'10" x 9'10" (3.9m x 3m)

Double bedroom.

BEDROOM TWO 8'10" x 8'10" max (2.7m x 2.7m max)

Having fitted wardrobes.

BATHROOM Three piece suite with electric shower over bath, wc and sink.

OUTSIDE The property occupies a good sized plot measuring circa. 0.,19 acres including a lawned garden to the front and driveway parking plus single detached garage. Sizeable lawned garden to the rear which offers the potential to extend (subject to planning permission.)

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:

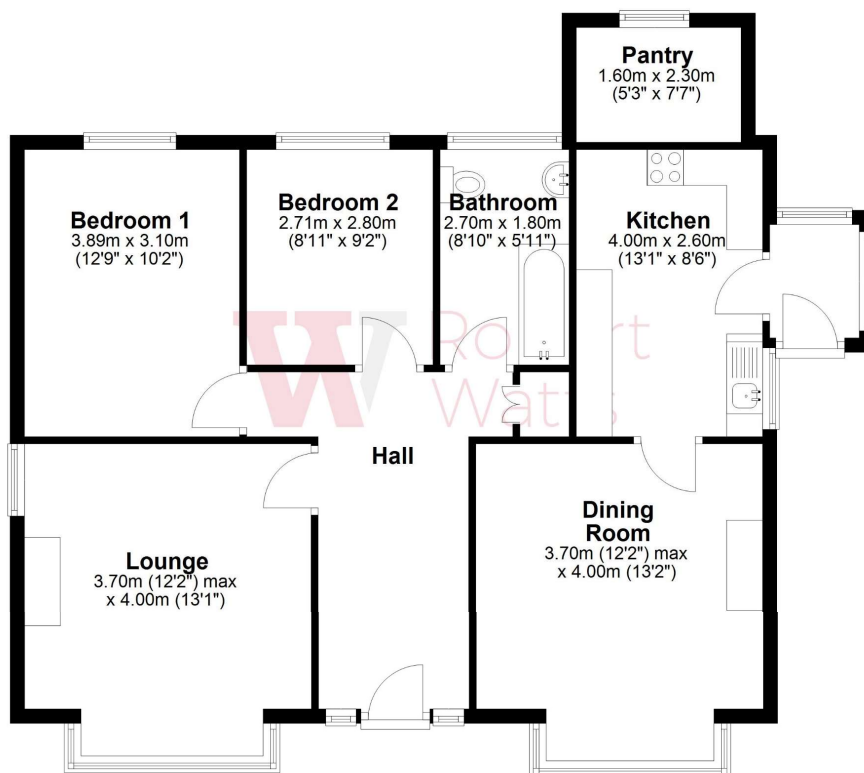
EPC Rating: D

Council Tax Band: C

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		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		