



10 Grove Square, Gomersal, BD19 4JS

For Sale by Modern Auction - Subject to Guide Price & Reservation fee

Guide Price £135,000

Characterful, stone built, TWO BEDROOM town house with resident parking. Situated in the residential courtyard of Grove Square offering easy access to the local amenities and schools, this lovely property is priced realistically by a motivated seller and is sold with NO CHAIN.

Offering a deceptively spacious footprint arranged over THREE FLOORS and is well fitted throughout. Comprises lower ground floor dining kitchen, hall, lounge, two bedrooms and bathroom with small paved garden to the front. Benefits from GCH & SUDG.

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LOWER GROUND FLOOR

KITCHEN DINER 15'1" x 13'9" max (4.6m x 4.2m max)

Range of wall and base units, inset sink and mixer tap, inset electric oven and 4 ring gas hob and extractor over. Plumbed for automatic washing machine. Door leading to courtyard.

GROUND FLOOR

HALL

Staircase to lower ground floor.

LIVING ROOM 16'5" x 14'1" max (5m x 4.3m max)

Fireplace with living flame gas fire. Staircase to first floor.

FIRST FLOOR

BEDROOM ONE 11'6" x 9'6" max (3.5m x 2.9m max)

BEDROOM TWO 11'6" (3.5) x 6'3" (1.9) plus doorway

Cupboard housing the boiler.

BATHROOM

Three piece suite comprising WC, basin and bath with glazed shower screen and electric shower. Chrome radiator.

OUTSIDE

Small yard area to the front.

MODERN METHOD OF AUCTION

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

If you proceed with an offer on this property I AM SOLD are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. This is required by law and the process undertaken with our compliance partners Credas who charge a fee for this service.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

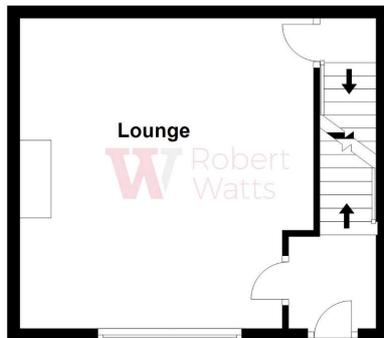
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



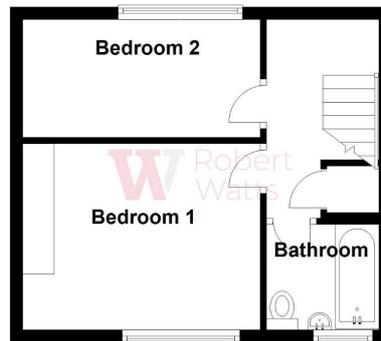
Lower Ground Floor



Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		