



68 New North Road, Heckmondwike, WF16 9DH

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £140,000

Handsome, 1930's bay fronted, two bedroom semi detached house situated on a GOOD SIZED PLOT. Sold with NO CHAIN and requiring some cosmetic updating but offered at a realistic asking price it is located in this highly popular area offering easy access to local amenities and schools including well regarded Heckmondwike Grammar. Comprises hall, lounge, kitchen, conservatory, two double bedrooms and bathroom. It is however the lovely 105ft REAR LAWNED GARDEN garden which sits this house apart and offers potential to extend, subject to planning. Benefits from GCH & uPVC DG.

Guide Price £140,000

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ENTRANCE HALL

LOUNGE 14'5" x 12'2" max (4.4m x 3.7m max)

Fireplace and electric fire.

KITCHEN 15'5" x 8'2" max (4.7m x 2.5m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob. Plumbing for auto washer. Integral fridge and pantry housing boiler.

CONSERVATORY 9'2" x 7'10" (2.8m x 2.4m)

Having radiator and access to garden.

BEDROOM ONE 11'10" (3.6) x 10'10" (3.3) plus robes

Double bedroom with fitted wardrobes and walk-in storage cupboard.

BEDROOM TWO 9'2" x 9'2" max (2.8m x 2.8m max)

Double bedroom having fitted wardrobes.

BATHROOM Three piece suite comprising bath with electric shower over, wc and hand wash basin. Tiling to walls.

EXTERIOR The property benefits from a lawned garden to the front with potential to create driveway parking.

Delightful c.105ft (32m) rear lawned garden and paved area to the rear with flowerbeds and pond.

This area offers great potential to extend the house, subject to planning permission.

Tenure - Freehold

Council Tax Band - B

EPC Rating D

Please 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 have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

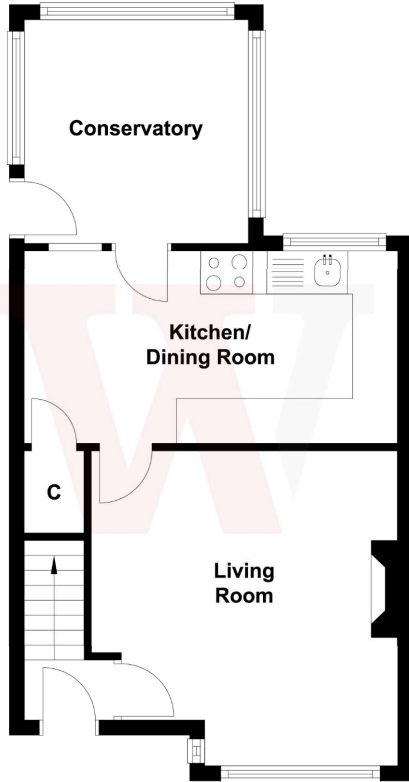
MODERN METHOD OF AUCTION Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information 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.

Further information can be obtained from I Am Sold on 0191 300 2334.

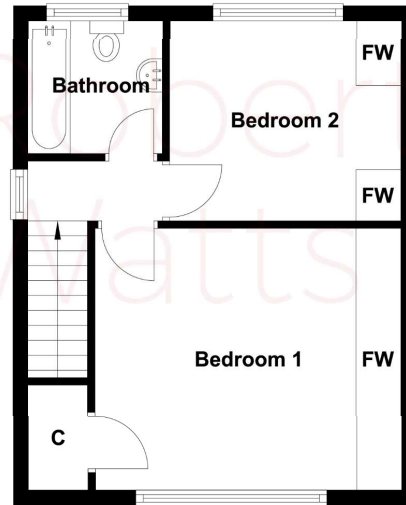
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



First Floor



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