



1 Mortimer Terrace, Batley, West Yorkshire, WF17 8BY

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £230,000.

Sizeable FOUR BEDROOM detached house with FAR REACHING REAR VIEWS. Requiring modernisation but priced to sell and ideally suiting GROWING FAMILIES, it is situated in this popular location in Healey close to the local amenities and schools. Comprises hall, lounge, two conservatories, kitchen, two shower rooms, four bedrooms with driveway parking and single detached garage and gardens to the side and rear. Benefits from GCH, uPVC DG and solar panels and sold with no chain.

Asking Price £230,000

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ENTRANCE HALL

SHOWER ROOM Hand wash basin, WC and glazed shower cubicle.

LOUNGE 20'8" (6.3) x 11'2" (3.4) plus bay

Fireplace and gas fire. Sliding doors to

CONSERVATORY 9'6" x 9'6" (2.9m x 2.9m)

Access to garden and windows featuring far reaching views.

CONSERVATORY/DINING ROOM 13'1" x 10'6" (4m x 3.2m)

KITCHEN 12'2" (3.7) x 6'11" (2.1) plus 7'10" (2.4) x 4'11" (1.5)

Range of modest wall and base units incorporating work top, sink and mixer tap. Integral electric oven and dishwasher. Plumbing for auto washer. Storage cupboard. Side door.

BEDROOM ONE 11'6" x 11'2" max (3.5m x 3.4m max)

BEDROOM TWO 11'6" x 9'2" (3.5m x 2.8m)

Far reaching views.

BEDROOM THREE 12'10" (3.9) x 6'7" (2.0) plus alcove

BEDROOM FOUR 12'2" x 4'11" (3.7m x 1.5m)

Far reaching views.

SHOWER ROOM Three piece suite comprising glazed shower cubicle, vanity sink and hand wash basin. Tiled walls and useful storage cupboard.

EXTERIOR The property benefits from paved garden to the front and driveway parking plus single brick built detached garage measuring 19'4 x 8'10 (5.9m x 2.7m) with power.

Paved garden to the rear and side with lawned area to the rear which features far reaching views.

Tenure - Freehold

Council Tax Band - C

EPC Rating - D

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.

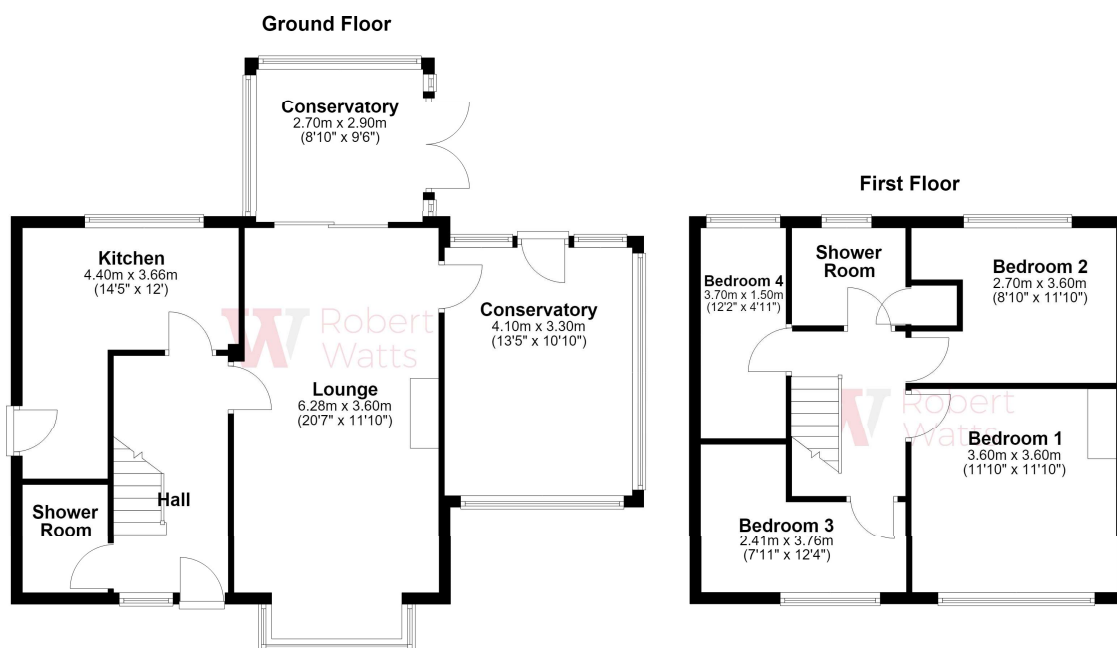
Further information can be obtained from I Am Sold on 0191 300 2334.

OTHER INFORMATION 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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		