



72 Listing Lane, Liversedge, WF15 6EY

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £100,000

Deceptively spacious, TWO BEDROOM semi detached bungalow situated in this popular location. Requiring a full refurbishment but priced to reflect, this is an excellent opportunity for an owner occupier, either a downsizer or small family or investors. Comprises hall, two reception rooms, utility, kitchen, two bedrooms and wet room with pleasant lawned garden area. Benefits from GCH & uPVC DG and sold with no chain.

Guide Price £100,000

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LOUNGE 14'9" x 11'6" (4.5m x 3.5m)

Fireplace and electric fire. Open to...

DINING ROOM 9'10" x 8'10" (3m x 2.7m)

UTILITY/STORE 7'10" x 4'3" (2.4m x 1.3m)

Wall mounted boiler.

KITCHEN 16'9" x 7'10" max (5.1m x 2.4m max)

Range of wall and base units incorporating worktop, one and a half bowl sink and mixer tap. Double electric oven, four ring and gas hob.

BEDROOM ONE 14'9" x 9'10" (4.5m x 3m)

BEDROOM TWO 10'2" x 5'7" (3.1m x 1.7m)

WET ROOM Comprising shower, hand wash basin and wc.

EXTERIOR The property benefits from a pleasant lawned garden area to the rear.

Please note there are steps leading to the front door for access from Listing Lane.

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 Tenure - Freehold

Council Tax Band - B

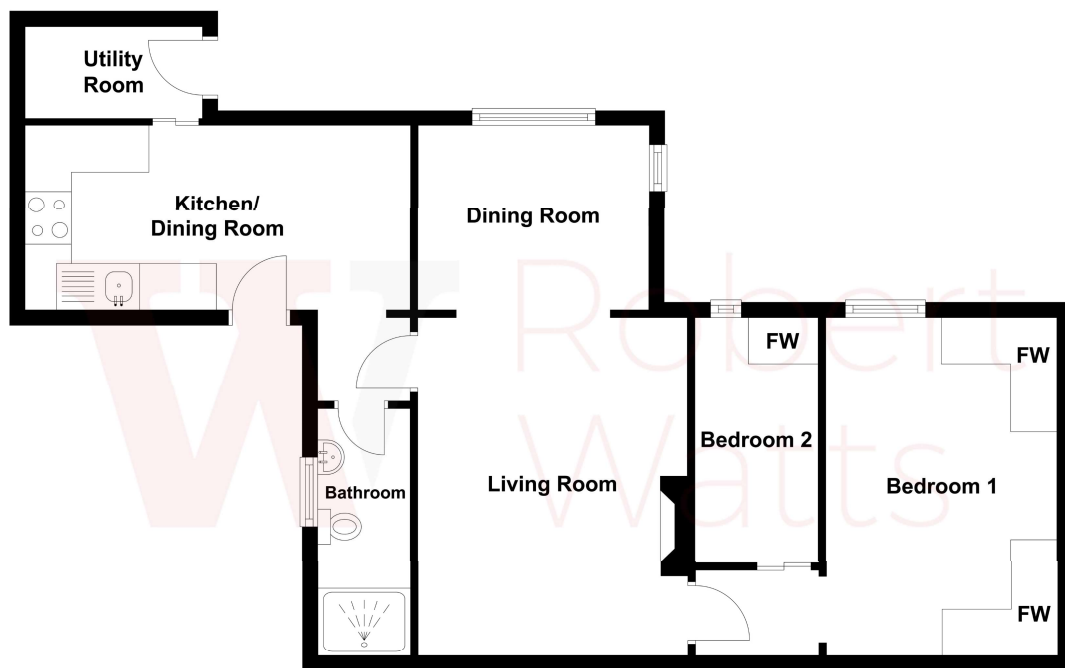
EPC Rating - D

The property is currently not registered with Land Registry as it has been in the same ownership for over 50 years and this will be done by solicitors on the completion of the sale.

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.

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		