



5 Alma Lane, Heckmondwike, West Yorkshire, WF16 9AB

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

Guide Price £90,000

A MIXED USE INVESTMENT OPPORTUNITY

A self-contained ground floor hair salon with one bedroom self-contained flat above with own entrance. Ideally suits investors who can let the two floors or owner occupiers who can trade below and live above.

Requiring some upgrading but priced to reflect this detached property comprises ground floor salon, kitchen, store and WC with separate first floor access to hall, lounge, kitchen, one bedroom and shower room. Garden and parking to front with GCH & uPVC DG. Sold with no chain.

Guide Price £90,000

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GROUND FLOOR SHOP

ENTRANCE HALL 6'7" x 5'3" max (2m x 1.6m max)

Storage cupboard.

SALON 15'9" x 13'1" max (4.8m x 4m max)

Previously used as a hair salon.

KITCHEN 9'10" x 4'7" max (3m x 1.4m max)

Modest units, worktop, sink & plumbing for automatic washing machine.

WC WC, sink & wall mounted boiler.

FIRST FLOOR APARTMENT Accessed via own external steps

ENTRANCE PORCH 9'2" x 5'7" max (2.8m x 1.7m max)

Plumbing for automatic washing machine.

ENTRANCE HALL Hallway & storage cupboard.

LIVING ROOM 13'5" x 13'1" max (4.1m x 4m max)

Fireplace with living flame gas fire.

KITCHEN 7'3" x 5'11" max (2.2m x 1.8m max)

Modest units, worktop, sink & gas cooking point.

BATHROOM Shower room with glass cubicle, WC & sink.

BEDROOM 10'10" x 6'11" max (3.3m x 2.1m max)

OUTSIDE Garden and driveway parking to front. Basic lean-to shed to rear.

OTHER INFORMATION

This is a mixed used property with shop on the ground floor with a Rateable Value.

Description: Hairdresser salon & Premises RV: £2,750

Flat above has a Council Tax Band A. Residential EPC Rating: D

<https://find-energy-certificate.service.gov.uk/energy-certificate/5609-8336-2002-0103-8906>

Commercial EPC Rating: D <https://find-energy-certificate.service.gov.uk/energy-certificate/0062-0209-4306-4384-6214>

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.

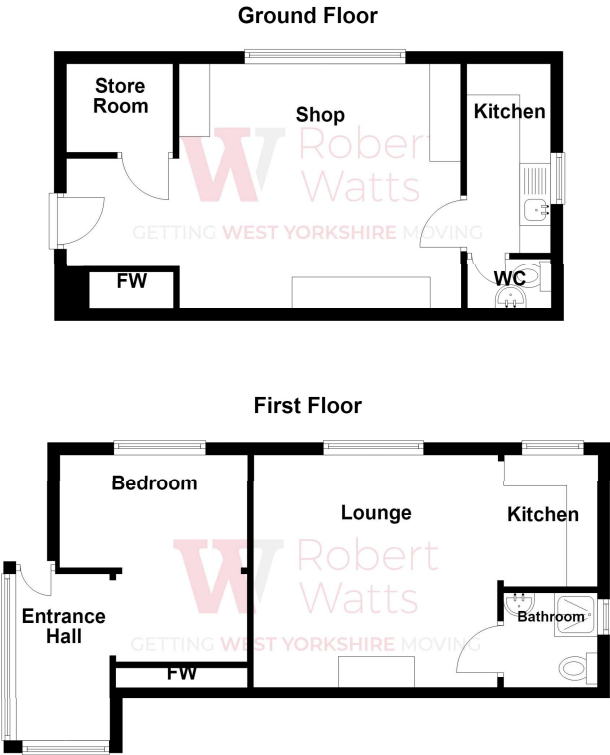
MODERN METHOD OF AUCTION Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information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



5 Alma Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		