



49 Rooks Avenue, Cleckheaton, West Yorkshire, BD19 3YD
For Sale by Modern Auction

Subject to Guide Price & Reservation fee - Guide Price £180,000.

REALISTICALLY PRICED three bedroom detached house, situated on popular development where similar houses have been selling well. This FAMILY HOME is ideally located for well-regarded local schools including 'Whitechapel Primary'.

The property does require a full refurbishment has been priced to reflect this. Comprising: hallway, lounge, dining room, kitchen and bathroom with driveway & detached garage with a lawned garden to the front and a low maintenance garden with open aspect to the rear.

Benefits from uPVC DG, GCH with a recently installed boiler.

Guide Price £180,000

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HALLWAY

LIVING ROOM 16'5" x 10'6" max (5m x 3.2m max)

Fireplace with living flame gas fire.

DINING ROOM 9'10" x 7'7" max (3m x 2.3m max)

KITCHEN 10'6" x 7'3" max (3.2m x 2.2m max)

Sink unit. Plumbed for washer. Pantry with boiler.

LANDING

Storage cupboard.

BEDROOM ONE 14'9" x 8'6" max (4.5m x 2.6m max)

BEDROOM TWO 12'2" x 8'6" max (3.7m x 2.6m max)

BEDROOM THREE 9'2" x 5'11" max (2.8m x 1.8m max)

OUTSIDE

Driveway leading to the single garage. With a lawned garden to the front and a low maintenance garden with open aspect to the rear.

BATHROOM

Wet room with shower, WC and sink.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band C

EPC Rating: C

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.

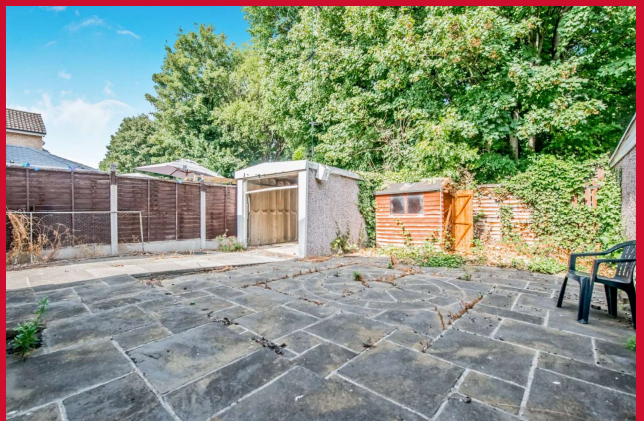
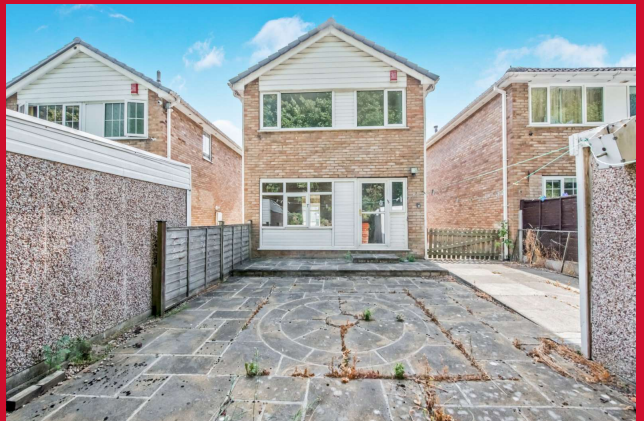
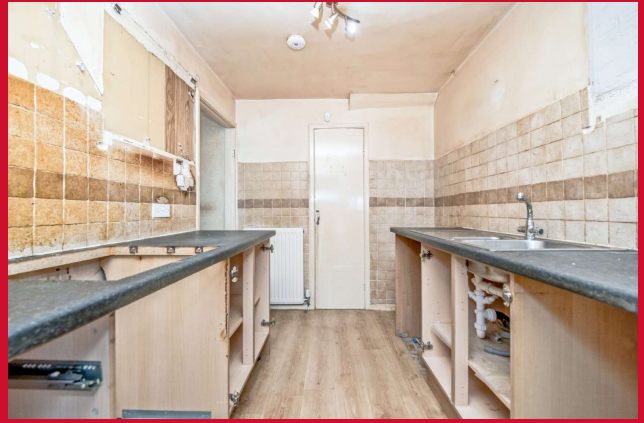
MODERN METHOD OF AUCTION

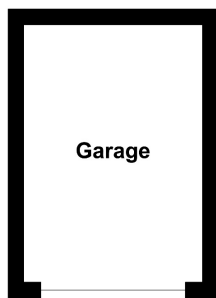
Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

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.

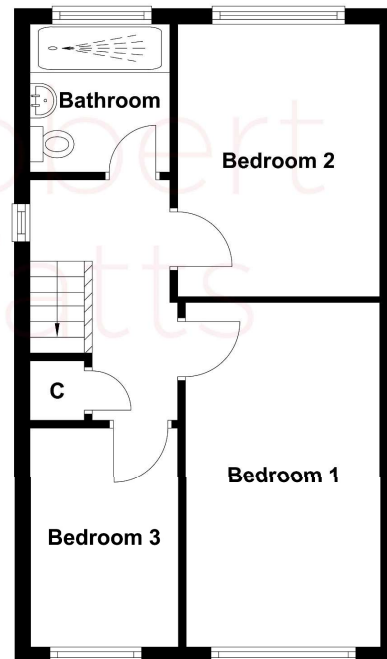
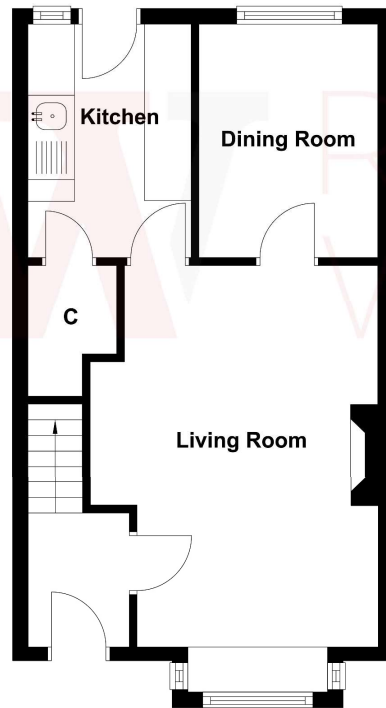
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		