

11 Chapel Lane

Batley, WF17 9EJ

£70,000

Freehold

***** THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD - STARTING BID £70,000 + RESERVATION FEE *****

**** ONE BEDROOM TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, landing, double bedroom, shower room. To the outside there is on street permit parking to the front. Located close to Birstall centre, it is ideally placed for access to all amenities and is within easy reach of junction 27 of the M62. Suiting a single person or couple, this property would make an ideal first time purchase or buy to let investment and viewing is recommended.





• FOR SALE BY MODERN AUCTION • SUBJECT TO RESERVE PRICE & RESERVATION FEE • ONE BEDROOM TERRACE HOUSE

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

LOUNGE

13'9" x 13'5"

Stairs to first floor. Window and door to front. Two radiators.

DINING KITCHEN

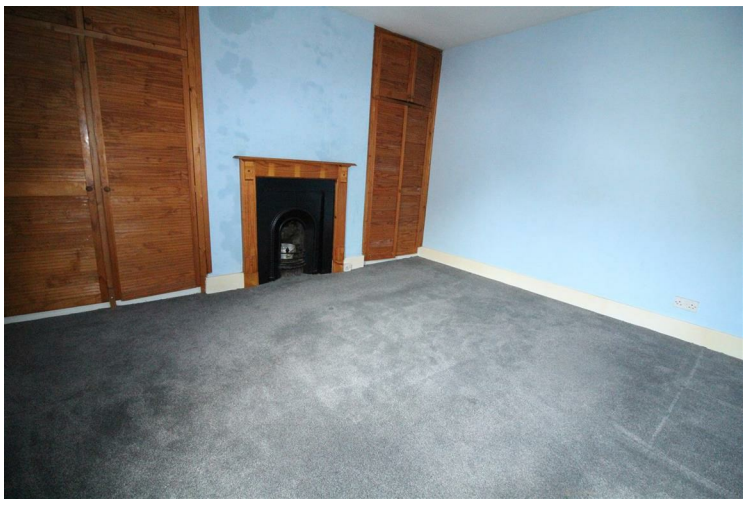
With base and wall units incorporating composite sink. Electric hob with extractor over and electric oven. Plumbing for automatic washing machine. Two walk in storage rooms. Window and door to front. Radiator.

LANDING

Access to loft.

BEDROOM

With wardrobes to recesses. Window to front. Radiator.





• LIVING ACCOMMODATION SET OVER THREE FLOORS • SPACIOUS LOUNGE & DINING KITCHEN

SHOWER ROOM

Part tiled with three piece suite comprising: walk in shower, pedestal wash hand basin, low flush wc. Window to front. Radiator.

EXTERIOR

Washing hanging rights in the patio to the rear. On street permit parking to the front.

DIRECTIONS

Chapel Lane runs at the side of our office in Birstall and number 11 is signified by our For Sale board.





• FITTED WARDROBES TO BEDROOM • MODERN SHOWER ROOM • ON STREET PERMIT PARKING - VILLAGE LOCATION • ENERGY RATING - D GCH & PVCu DG • NO CHAIN







Additional Information

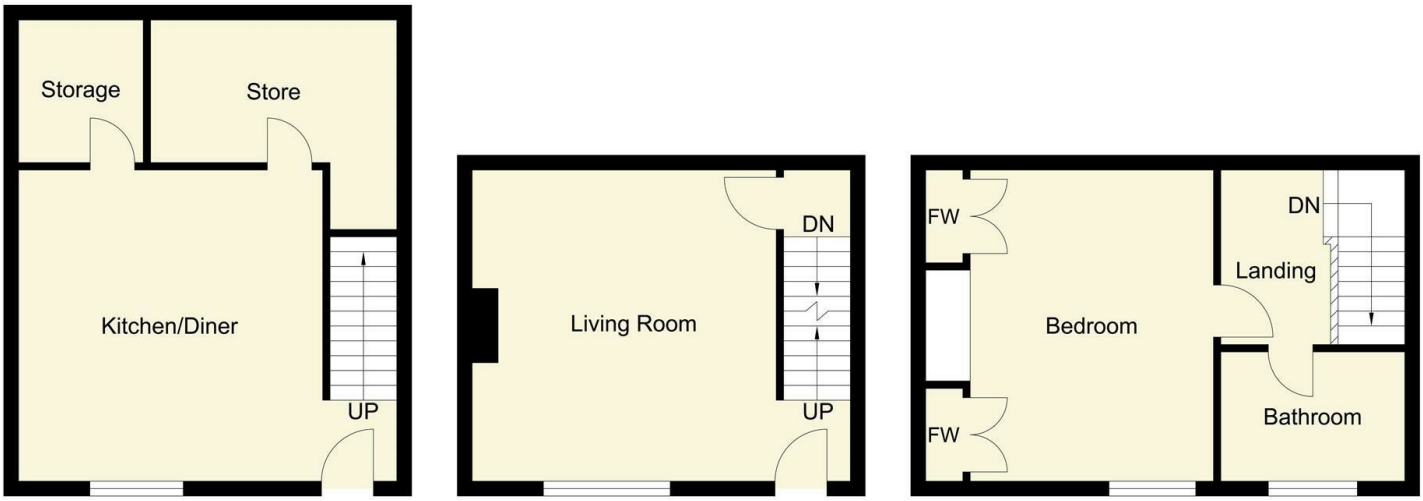
Local Authority -

Council Tax - Band A

Viewings - By Appointment Only

Floor Area - sq ft

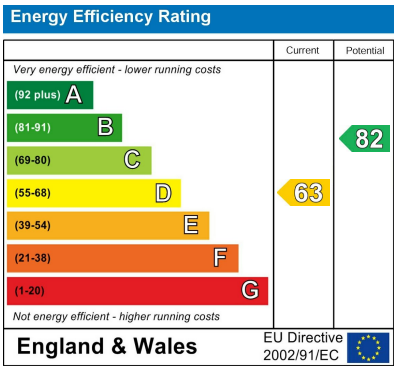
Tenure - Freehold



Basement Ground Floor First Floor

Chapel Lane





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

local properties
buy • sell • let