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## **8 Syke Ings Terrace, Earlsheaton, Dewsbury**

### **Starting Bid: £80,000.00**



Tucked away in Earlsheaton is this deceptively well-proportioned three bedroom mid through terrace property with a 16ft lounge, 16ft kitchen diner, 15ft cellar space, three good sized bedrooms (two being 16ft), a 12ft family bathroom and a fantastic sized southerly facing rear garden perfect for all the family to enjoy. There is also allocated parking for one car opposite the property to the front. Being offered with no onward chain.. don't let this one get away... view today!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold.

This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may be paid for the referral. These services are optional and you will be advised of any payment, in writing, before any services are accepted.

Listing is subject to a start price, and hidden reserve price that can change.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rooms

### Entrance Hall

Upvc door to front and access to kitchen diner.

### Kitchen Diner 16' x 13' 4" ( 4.88m x 4.06m )

Fitted kitchen with a range of wall and base units, complimentary work surfaces and splashback tiling. Stainless steel 1 ½ bowl sink drainer with mixer tap, electric hob, electric oven and plumbing for dishwasher. Extractor fan, gas central heating radiator, picture rail, double glazed Upvc window to front and access to lounge.

### Lounge 16' 2" x 13' 3" ( 4.93m x 4.04m )

Double glazed Upvc window to rear overlooking the garden, gas central heating radiator, telephone and TV points. Picture rail and door to cellar.

### Cellar Space 15' 9" x 13' 2" ( 4.80m x 4.01m )

Benefiting from a double glazed Upvc window to rear, power points, lighting and gas central heating radiator. Plumbing for washing machine, wall mounted boiler and timber door to garden.

### Rear Lobby

Double glazed window to rear, dado rail, stairs to first floor landing and Upvc door to garden.

### First Floor Landing

Built in storage cupboard, dado rail and doors to all first floor accommodation.

### Bedroom One 16' 2" x 10' 2" ( 4.93m x 3.10m )

Double glazed Upvc window to rear overlooking the garden, gas central heating radiator and TV point.

### Bedroom Two 16' 1" x 10' 1" ( 4.90m x 3.07m )

Double glazed Upvc window to front, gas central heating radiator and TV point.

### Bedroom Three 12' 3" Max x 7' 9" Max Includes Bulkhead ( 3.73m Max x 2.36m Max Includes Bulkhead )

Double glazed Upvc window to rear overlooking the garden, gas central heating radiator and access to loft space.

### Family Bathroom 12' Max x 8' ( 3.66m Max x 2.44m )

Double glazed Upvc window to front and wood panelled bath with mixer tap and shower attachment. Wash hand basin, WC, gas central heating radiator, part tiled walls and laminate flooring.

### Exterior

To the front of the property is allocated parking opposite the property. The good sized rear garden has a raised paved area and steps down to the mainly lawned garden. There are a variety of established plant, trees and shrubs. A wooden storage shed to the rear, pond feature and outside water tap.