

## **1d The Maltings, Shepley, Huddersfield**

**Starting Bid: £250,000.00**



MODERN EXECUTIVE STYLE DETACHED RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION AND BOASTING INTEGRAL GARAGE AND GARDENS TO FRONT AND REAR.

The property is located in the much loved and popular village of Shepley, close to local amenities and excellent road networks to Huddersfield, Wakefield and Barnsley.

### **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.

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 £220.00 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

Having a high quality Quick Step laminate floor covering along with understairs cloaks area, coving to ceiling, central heating radiator, staircase ascending to first floor with spindle balustrade.

### Living Room 14' 1" plus bay x 10' 7" ( 4.29m plus bay x 3.23m )

A well presented room with a good deal of natural light flowing into the room via the double glazed bay style window to front aspect. There is a central heating radiator and coving to ceiling.

French style doors lead to:

### Dining Room 10' 7" x 8' 7" ( 3.23m x 2.62m )

Central heating radiator, coving to ceiling and French style doors leading out onto the rear garden.

### Fitted Kitchen 10' 4" x 8' 10" ( 3.15m x 2.69m )

A modern range of wall and base units with roll edge worksurfaces. One and a half bowl sink and drainer unit with mixer tap and complementary tiled surrounds. There is a stainless steel gas hob, electric oven whilst there is also plumbing for a dishwasher. The room has inset ceiling lighting, Quick Step floor covering, central heating radiator and is double glazed to rear aspect.

### Utility

There is plumbing for a washing machine, tiled surrounds, Quick Step floor covering and a door leading to side aspect.

### Cloaks/ W.C

White suite comprising of low flush w/c and pedestal hand washbasin. There are tiled surrounds, Quick Step laminate floor covering and a double glazed obscure window.

## First Floor

### Master Bedroom 13' 2" x 12' 3" to robe ( 4.01m x 3.73m to robe )

The room boasts fitted wardrobes, coving to ceiling, a central heating radiator and is double glazed to front aspect.

### En Suite

White low flush w/c and pedestal hand washbasin plus shower cubicle. Complementary tiled surrounds, a Quick Step laminate floor covering and heated rail ladder.

### Bedroom Two 12' 2" x 8' 7" ( 3.71m x 2.62m )

A generous double bedroom with coving to ceiling, central heating radiator and double glazed window.

### Bedroom Three 10' 9" max x 9' 7" max ( 3.28m max x 2.92m max )

Located to the front of the house and having coving to ceiling, central heating radiator and double glazed window.

Bedroom Four 8' 6" x 7' 8" ( 2.59m x 2.34m )

Central heating radiator and double glazed window to front aspect.

House Bathroom 6' 4" x 6' 2" ( 1.93m x 1.88m )

Attractive white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen, there are tiled surrounds, a Quick Step laminate floor covering, heated rail ladder and double glazed obscure window.

#### External

To the front of the property is a double width driveway leading to the integral garage. There is a lawned area and an array of plants and shrubs. To the rear is an enclosed garden being predominantly lawned with a raised decking area. The garden is ideal for a family, entertaining or just relaxing.