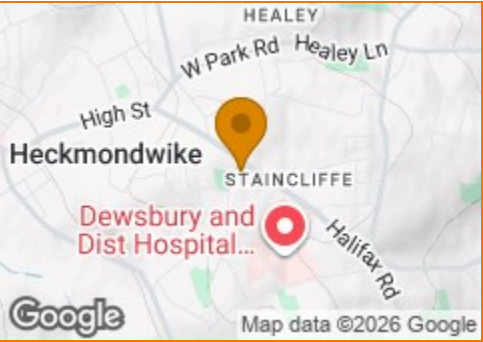


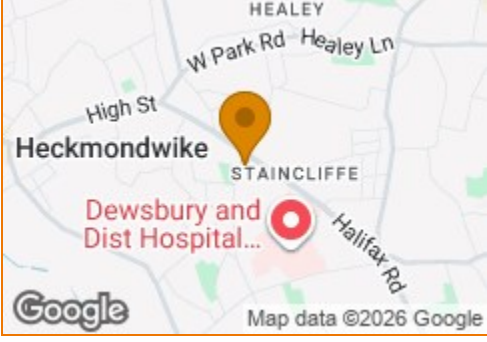
Terrain Map



Hybrid Map



Terrain Map



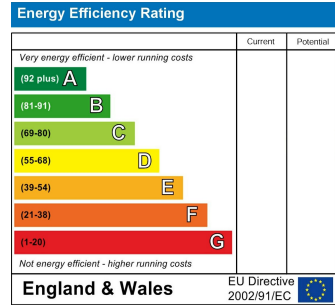
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Hilary Street
, Dewsbury, WF13 4AU

Auction Guide £55,000



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



VALUERS



LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

Hilary Street

, Dewsbury, WF13 4AU

Auction Guide £55,000



ATTENTION LANDLORDS AND INVESTORS: This recently upgraded rear facing corner house presents an excellent opportunity for those seeking a letting-ready investment property. The home has been thoughtfully modernised, ensuring it meets the needs of today's tenants while retaining its character.

Situated in a handy location, this property is conveniently close to local amenities, making it an attractive option for potential renters. The surrounding area boasts a variety of shops, schools, and recreational facilities, enhancing the appeal of this investment.

This property is available for sale through traditional auction conditions, providing a straightforward purchasing process. Interested buyers are encouraged to visit our website to register, view the legal pack and place their bids, ensuring they do not miss out on this promising opportunity.

Whether you are an experienced investor or looking to enter the property market, this house on Hilary Street is a compelling choice that combines modern living with a prime location. Don't hesitate to explore this fantastic investment opportunity.

ACCOMODATION

KITCHEN

4'11" x 14'11"

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Boiler. Radiator. Wooden door to front elevation. UPVC double glazed window to front elevation.

LOUNGE

13'7" x 14'3"

A generous and newly decorated lounge with access to cellar, a central heating radiator and two UPVC double glazed windows to side elevation.

FIRST FLOOR

LANDING

Stairs from lounge. Radiator.

BEDROOM ONE

10'7" x 9'3"

Radiator. UPVC double glazed windows to front and side elevations.

BEDROOM TWO

4'10" x 10'3" (plus ent)

Built in wardrobes. Radiator. UPVC double glazed window to side elevation.

BATHROOM

Fitted with a modern wash hand basin. low flush W.C. Bath with mixer taps and shower head. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

COUNCIL TAX

Council Tax Band - A

TENURE

We understand the property is a freehold arrangement.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

AUCTION INFORMATION

SALE DATE OPEN TO BID FROM --- TBC --- 12 NOON FOR 24 HOURS:
Closing bids --- TBC --- 12 NOON.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID