







#### ACCOMMODATION

##### ENTRANCE HALL

Composite side entrance door (fitted in 2023), central heating radiator, stairs to the first floor landing and doors to the kitchen, living room, bathroom and two bedrooms.

##### KITCHEN

8'3" x 9'4" [2.52m x 2.86m]

Fitted in 2023 with a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Integrated fridge/freezer, space and plumbing for a washing machine, chrome ladder style radiator and UPVC double glazed window to the front.

##### LIVING ROOM

15'7" x 10'10" [max] x 9'8" [min] [4.77m x 3.32m [max] x 2.95m [min]]

UPVC double glazed window to the front and central heating radiator.



##### BEDROOM ONE

9'10" x 12'3" [3.01m x 3.75m]

Understairs storage cupboard, central heating radiator and a set of UPVC double glazed French doors to the rear garden.



##### BEDROOM FOUR

9'3" x 8'5" [2.84m x 2.57m]

UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

6'6" x 5'4" [2.0m x 1.64m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath. UPVC double glazed frosted window to the side and chrome ladder style radiator.



##### FIRST FLOOR LANDING

Doors to two further bedrooms and shower room.

##### BEDROOM TWO

12'4" x 11'7" [3.76m x 3.55m]

Storage eaves, central heating radiator and UPVC double glazed window to the rear.



##### BEDROOM THREE

10'9" x 9'8" [max] x 6'6" [min] [3.28m x 2.95m [max] x 2.0m [min]]

Central heating radiator and UPVC double glazed window to the front.



##### SHOWER ROOM/W.C.

5'6" x 5'1" [1.7m x 1.57m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower attachment. Velux skylight and chrome ladder style radiator.



##### OUTSIDE

To the front of the property is a lawned garden and driveway providing off road parking leading to the single detached garage with up and over door, outside tap, electric, internet cable and waste fitted for a washing machine. To the rear is a lawned garden and paved patio area, perfect for outdoor dining and entertaining, surrounded by walls and timber fencing with a view of St Mary Magdalene Church.



##### PLEASE NOTE

The seller has informed us that the garage roof may contain asbestos but has never been tested.

##### COUNCIL TAX BAND

The council tax band for this property is B.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the 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.