

FOR SALE

Guide Price £135,000 Freehold



4 Wellington Crescent, ShIPLEY, West Yorkshire. BD18 3PH

- In Need of Full Modernisation
- Substantial 6 Bedroom Stone Built Terrace
- 2 Large Reception Rooms
- Basement Conversion Potential
- For Sale by Modern Auction - T & C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction



PROPERTY DESCRIPTION

STARTING BIDS OF £135,000

In need of full refurbishment is this substantial 6 bedroom stone built terrace. Ideally placed for amenities in both Saltaire and Shipley, with bus and train links close by.

The spacious accommodation briefly comprises; entrance hall, two large reception rooms and kitchen to the ground floor. Large basement with garden access which could be converted into further living accommodation, subject to the necessary planning consents. Three bedrooms and bathroom to the first floor, three further bedrooms to the second floor. Outside, garden to the front and rear with single garage.

Council tax band C. Must be viewed to appreciate the size and potential of the accommodation on offer.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The successful buyer will pay £300.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and windows to the front. Original tiled floor. Stairs to the first floor and basement level.

Lounge

Bay window to the front, television and telephone points. Coved ceiling and ornate ceiling rose. Living flame gas fire.

Dining Room

Sash window to the rear. Coved ceiling and ornate ceiling rose.

Kitchen

Stainless steel double drainer sink unit and gas cooker. Open grate fire. Sash window and door to the rear.

Basement Level

Room 1

Window, shelves, electric meter and fuse box.

Room 2

Window and door to the rear. Sink. Original cast iron range made by Taylor and Parsons of Bradford.

Room 3

Window, shelves and old coal shute.

First Floor

Landing

Stairs to the first floor.

Bedroom 1

Sash window to the front and fitted gas fire.

Bedroom 2

Sash window to the rear and fitted gas fire.

Bedroom 3

Sash window to the front and television point.

Bathroom

3 piece suite in white comprising of cast iron bath, low level w.c. And sink unit. Cast iron open grate fire. Sash window to the rear. Hot water cylinder.

Second Floor

Landing

Large area that could be utilised as a home office. Access to loft space.

Bedroom 4

Dormer window to the front

Bedroom 5

Velux windows to the rear.

Bedroom 6

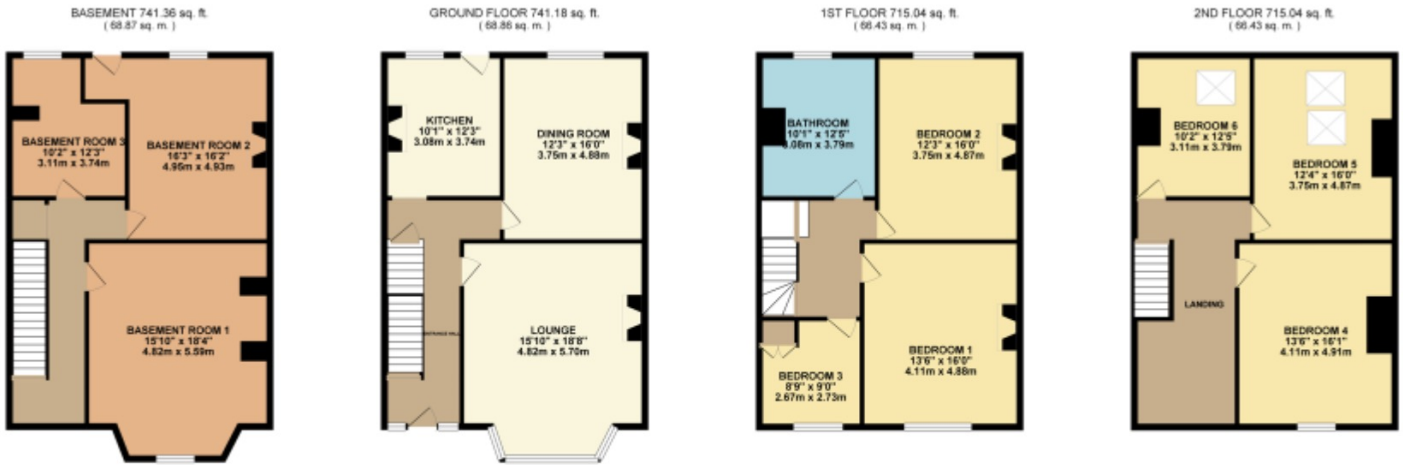
Velux window to the rear.

Gardens

Garden area to the front having shrub and tree borders. Enclosed garden to the rear with stone boundaries and gated access. Single garage.



FLOORPLAN



TOTAL FLOOR AREA : 2912.63 sq. ft. (270.59 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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