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£175,000

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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000
- Three Bedrooms/Accommodation Over Three Floors
- Sought After Historic Village Of Haworth
- EPC Rating E

- Spacious Detached Property
- Two Driveways & Integral Garage
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'

## SUMMARY

**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000\*\*** **\*\*A SPACIOUS 3 BEDROOM DETACHED PROPERTY, SOUGHT AFTER HISTORIC VILLAGE OF HAWORTH!!\*\*** In need of full refurbishment, 2 driveways, integral garage, ACCOMMODATION OVER 3 FLOORS!! EPC RATING E.

## FULL DESCRIPTION

**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000\*\***

A spacious three bedroom detached property in need of full refurbishment and being situated in the sought after historic village location of Haworth. The accommodation briefly comprises of an entrance hall, two double bedrooms, kitchen and lounge; To the first floor a double bedroom with under eaves storage, to the lower ground floor an integral garage, cellar room, two store rooms and a separate WC. Externally there are gardens and two driveways. EPC Rating E.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

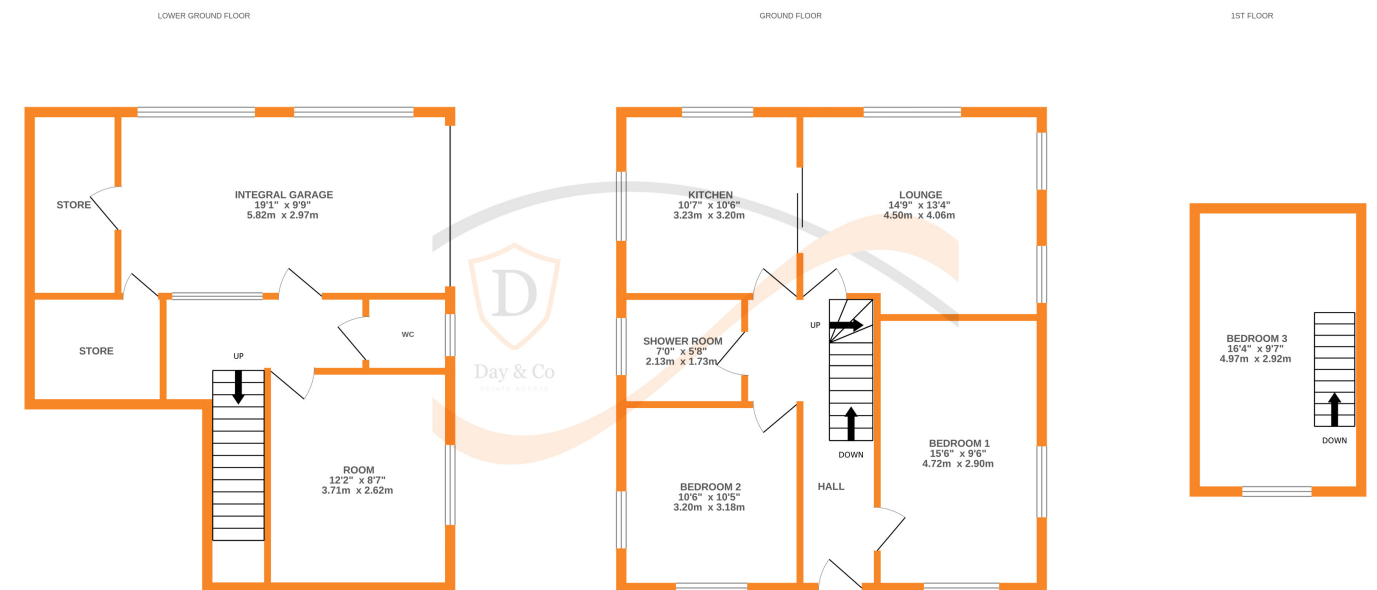
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments



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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