

16 Burton Acres Mews,  
Highburton HD8 0RE

GUIDE PRICE  
£210,000



**\*\*IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE - BEING SOLD VIA 'SECURE SALE'\*\*\***

**THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOME IS IN A QUIET CUL DE SAC POSITION AND BENEFITS FROM DRIVEWAY PARKING, DETACHED GARAGE AND AN ENCLOSED REAR GARDEN. FREEHOLD / COUNCIL TAX BAND C/ EPC RATING D**

**PAISLEY**  
PROPERTIES

**\*\* Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000\*\***  
Situated in the desirable village of Highburton, this lovely three bedroom semi-detached property is neutrally decorated and bursting with potential. The spacious accommodation briefly comprises:- entrance hallway, lounge, dining room/home office, kitchen, three good sized bedrooms and a house bathroom. To the side of the property is a long driveway offering parking for multiple vehicles and leading to a detached garage and rear enclosed garden space. The neighbouring village of Kirkburton has a range of shops including cafes, boutiques, beauticians, hairdressers and amenities such as a health centre and dentist as well as well regarded schools.

### **ENTRANCE HALLWAY 6'2" apx x 15'3" apx max**

You enter the property through a uPVC door into a welcoming entrance hallway where there is space to remove and store coats and shoes. A wooden painted carpeted staircase ascends to the first floor and doors lead to the lounge, dining room and kitchen.

### **LOUNGE 13'4" apx x 11'0" apx max**

Positioned to the front of the property with a bay window looking out into the quiet cul de sac, this lovely lounge has a white fire surround with gas fire as a focal point. There is an abundance of space to accommodate lounge furniture. There is light wood effect laminate flooring. A door leads into the hallway.



**KITCHEN 6'10" apx x 13'10" apx max**

This galley kitchen is fitted with maple effect base and wall units, dark roll top worktops, grey tiled splashbacks and a stainless steel sink with mixer tap. The cooking facilities comprise of an electric oven and gas hob. There is plumbing for a washing machine and spaces for both an under counter fridge and freezer. There is wood effect vinyl flooring underfoot. A square bay window which looks out over the rear garden allows natural light to flood in, A uPVC door gives access out onto the driveway at the side of the property and a door leads into the hallway.

**DINING ROOM / HOME OFFICE 12'2" apx x 10'3" apx max**

Situated to the rear of the property with a large window overlooking the garden, this spacious dining room is versatile and could be used as a home office. There is plenty of space for a large dining table, There is wood effect laminate flooring underfoot. A door leads into the hallway.



**LANDING 9'1" apx x 7'6" apx max**

A staircase ascends from the entrance hallway which is light and airy courtesy of a side facing window. There is a hatch allowing access to the loft. Doors lead into the bathroom and three bedrooms.

**BEDROOM ONE 9'8" apx x 11'10" apx max**

Positioned to the rear of the property with a large window offering far reaching views of the countryside, this neutrally decorated double bedroom has room to accommodate freestanding bedroom furniture. A door leads into the hallway.



**VIEW FROM BEDROOM WINDOW**



**BEDROOM TWO 9'8" apx x 11'10" apx max**

This charming second double bedroom can be found to the front of the property and has a window overlooking the quiet cul de sac, it has neutral décor and ample room to accommodate freestanding bedroom furniture. A door leads onto the landing.



**BEDROOM THREE 8'10" apx x 7'6" apx max**

This good sized single bedroom is L-shaped and has a built in cupboard over the stairs bulkhead. It has a front facing window. A door leads onto the landing.



**BATHROOM 7'9" apx x 5'4" apx max**

This contemporary monochrome bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and bath with mixer shower attachment. Black and white tiles adorn the walls and there are black ceramic tiles underfoot. A door leads to the landing.



## EXTERIOR

To the front of the property is an open lawned garden with planted borders, a long driveway stretches down the side of the property. A set of double timber gates to the side of the house make the rear garden private but these can be opened to allow more parking, the driveway leads to a detached garage with light and power and an up and over door. The rear garden is of a good size and is really a blank canvas, just bursting with potential, currently having a hard standing area adjacent to the house and a small lawn.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property during our clients ownership. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

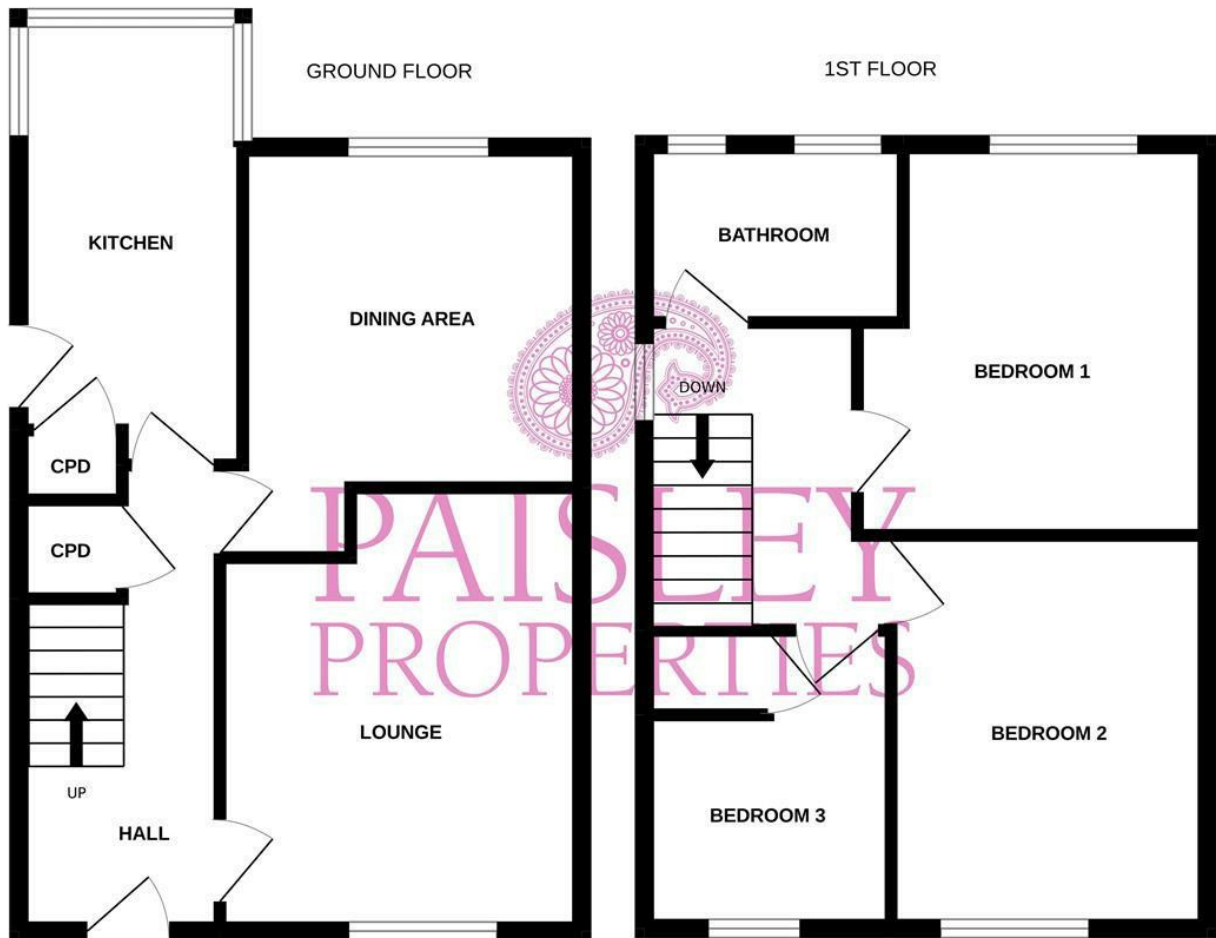
**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

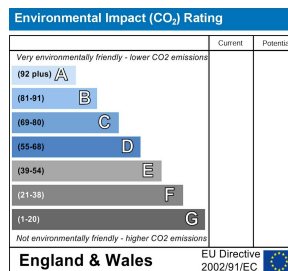
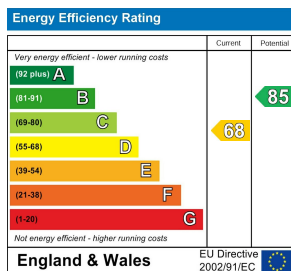
**PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

