

Gunwalloe Cottage, 232
Almondbury Bank,

BY AUCTION
£125,000



Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £125,000

A GRADE II LISTED CHARACTERFUL THREE BEDROOM MID TERRACE COTTAGE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION AND PRETTY COTTAGE GARDENS.

LEASEHOLD: 999 YEAR LEASE EXPIRING 2930 GROUND RENT: £250 / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into this welcoming entrance hallway with space to remove coats, shoes and doors lead through to the dining kitchen and lounge.

DINING KITCHEN 16'6" apx x 8'10" apx

This dining kitchen really is the heart of the home with characterful beams, boasting great entertaining space and fitted with a range of wood wall and base units, contrasting work surfaces with tile splash backs and space for a double oven with extractor fan over. To one side of the kitchen is space for a dining table and chairs, with laminate flooring and an opening leads through to the utility area and a door leads down to the cellar.



UTILITY 6'5" x 10'0" apx

This useful area is fitted with base units, oak work surfaces, porcelain sink with mixer tap, space for a fridge freezer, plumbing for a washing machine, tile flooring underfoot, a large window provides pleasant views and an external stable door leads out to the rear garden.



CELLAR

Stone steps descend to this good sized cellar which has power and provides space to store extra household items.

LOUNGE 17'7" x 11'1" max

This spacious lounge has a beautiful exposed stone wall, a window seat with views over the front garden, two alcoves and ample space for freestanding furniture. The room has a lovely cottage feel with exposed beams and fittings for a multi fuel fire within the original stone fireplace and hearth. Timber bi fold doors open through to the sun room and a door leads back through to the entrance hallway.



SUN ROOM 9'4" x 7'0" apx

This fantastic room is an excellent addition to this family home, could be used for an array of purposes, is the perfect place to enjoy the pretty cottage garden and patio doors open to the patio.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the spacious first floor landing and doors lead through to the three bedrooms and house bathroom.

BEDROOM ONE 16'8" x 8'6" apx

This dual aspect double bedroom has ample space for freestanding furniture, views to the front and rear garden allowing natural light to flood through and a door leads on to the landing.



BEDROOM TWO 10'11" x 7'11" apx

This good sized double bedroom positioned to the front of the property has views over the street scene below, space for freestanding furniture and a door leads on to the landing.



BEDROOM THREE 7'11" x 5'4" apx

This bright single bedroom could also make a home office or hobby room with lovely views over the rear garden and a door leads on to the landing

BATHROOM 9'6" x 6'2" apx

Comprising of a three piece white suite including a bath with shower over, pedestal hand wash basin and low level W.C. Beautiful exposed stone obscure mullion windows, floor to ceiling storage ideal for towels and bed linen, partially tiled walls with vinyl flooring underfoot and a door leads on to the landing.



REAR GARDEN

This pretty cottage garden has a patio ideal for outdoor dining with ample space for furniture and a well maintained lawn area with colourful bushes, plants and fruit trees.



EXTERNAL FRONT

This enclosed pebbled patio area has space for decorative pots, planters and has a handy storage hut ideal for outdoor furniture or childrens bikes.



LEASEHOLD INFORMATION

LEASEHOLD: 999 YEAR LEASE EXPIRING 2930 GROUND RENT: £2.50 There is also an option for the leasehold to be purchased.

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

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.

AGENT 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

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.

SURVEY TEXT

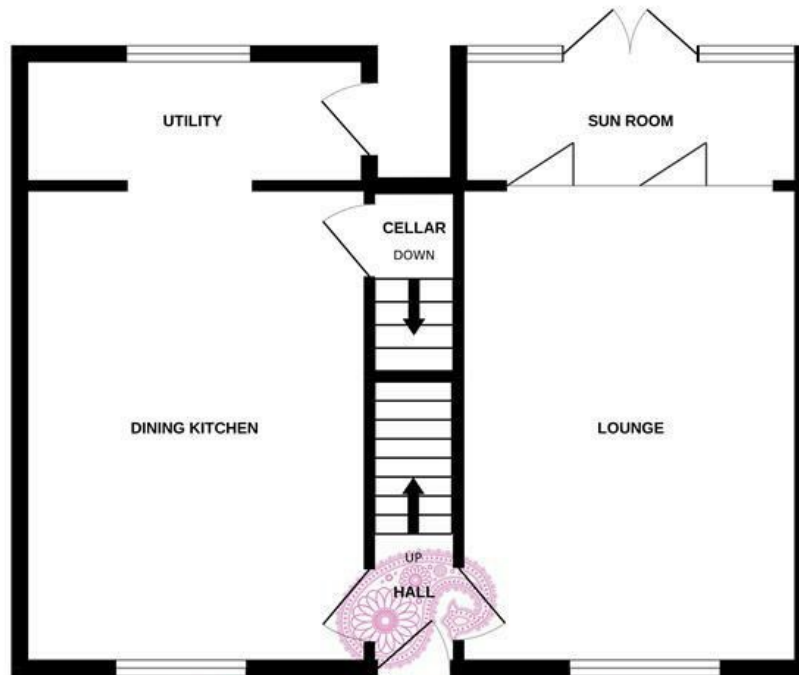
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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 to arrange an appointment.

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

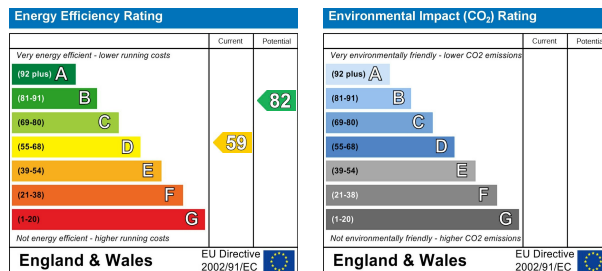
GROUND FLOOR



1ST FLOOR



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

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

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