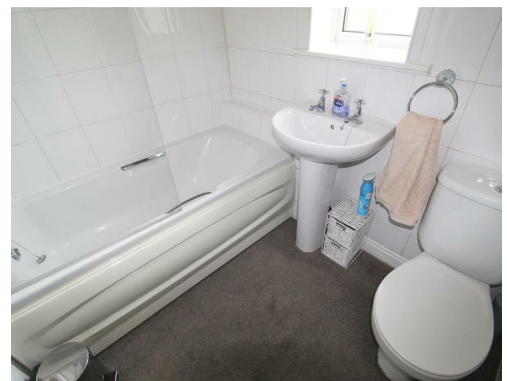


89 Almondbury Bank,  
Almondbury HD5 8HA

BY AUCTION  
£120,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

THIS CHARMING TWO BEDROOM COTTAGE HAS A LARGE CONSERVATORY, A GOOD SIZE REAR GARDEN AND PARKING FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

### **KITCHEN 14'6" x 10'2" max**

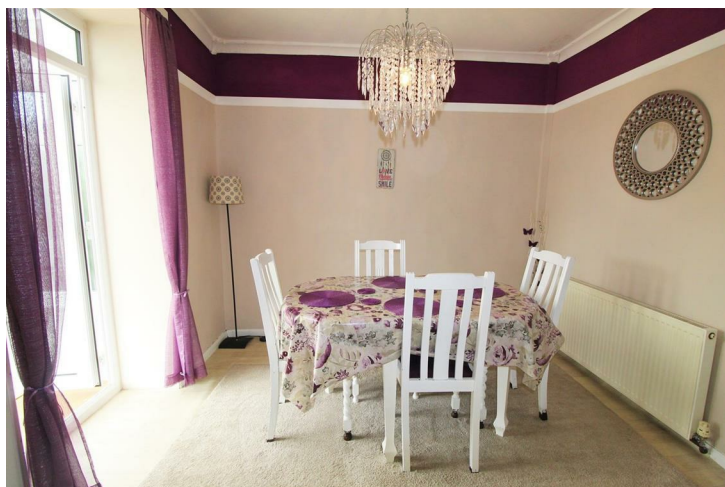


You enter the property through a part glazed uPVC door into the kitchen which is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces, slate tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob, space for a fridge freezer and plumbing for a washing machine. There are two ceiling lights, two front facing windows and black tiled flooring completes the room. Doors lead to the dining room and cellar.

### **CELLAR 15'1" x 11'1" max**

Stone steps lead down to this excellent cellar which has power, light and has space to store household items.

### **DINING ROOM 9'11" x 9'6"**



Located off the kitchen, this formal dining room has space for furniture. There is vinyl flooring underfoot and doors lead to the conservatory, lounge and kitchen.

### **CONSERVATORY 16'6" x 9'6"**



Spanning the width of the property, this addition to the property is the perfect place to sit and relax with friends and family and could lend itself to a variety of uses including a child's play room, second reception area or larger dining room. Patio doors open onto the garden and back to the dining room.

### **LOUNGE 15'2" x 11'8"**



This L shaped lounge is full of natural light and has a good amount of space for freestanding furniture. There is an exposed stone fireplace with an electric fire which creates a nice focal point and carpeted flooring. A door leads to the dining room and stairs ascend to the first floor landing.

### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the landing which has doors to the two bedrooms and house bathroom. A loft hatch provides access into the partially boarded loft.

### **BEDROOM ONE 15'1" x 8'6"**



Spanning the length of the property, this fantastic double bedroom is bursting with natural light courtesy of the dual aspect windows which overlook the front and rear of the property. There is an abundance of space for freestanding bedroom items and a door leads to the landing.

### **BEDROOM TWO 10'7" x 9'8"**



A charming L shaped single bedroom with a bank of fitted cupboards to one wall, one of which houses the property's combination boiler. There is neutral decor, carpeted flooring and a rear facing window overlooks the garden and woodland beyond. A door leads to the landing.

## HOUSE BATHROOM 6'5" x 5'2"



Fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is partially tiled with white wall tiles, a front facing obscure glazed window and a door leads to the landing.

## REAR GARDEN



To the rear of the property there is a wonderful enclosed garden which has a large lawn and patio which adjoins the conservatory allowing for outside dining and entertaining. At the bottom of the garden there is an enclosed low maintenance area, a useful shed and a gate leads out to some steps which take you down to Almondbury Bank.



**FRONT / PARKING**



To the front of the property there is an allocated parking space for one vehicle.

## **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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

## **PLEASE NOTE**

The pictures shown are from when the property was previously occupied.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

### ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND: A  
Kirklees

PROPERTY CONSTRUCTION:  
Stone built

PARKING:  
One off road space

### RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations 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 /

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

### ENVIRONMENT:

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

## **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.

## **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. \*

## **Auctioneers Additional Comments**

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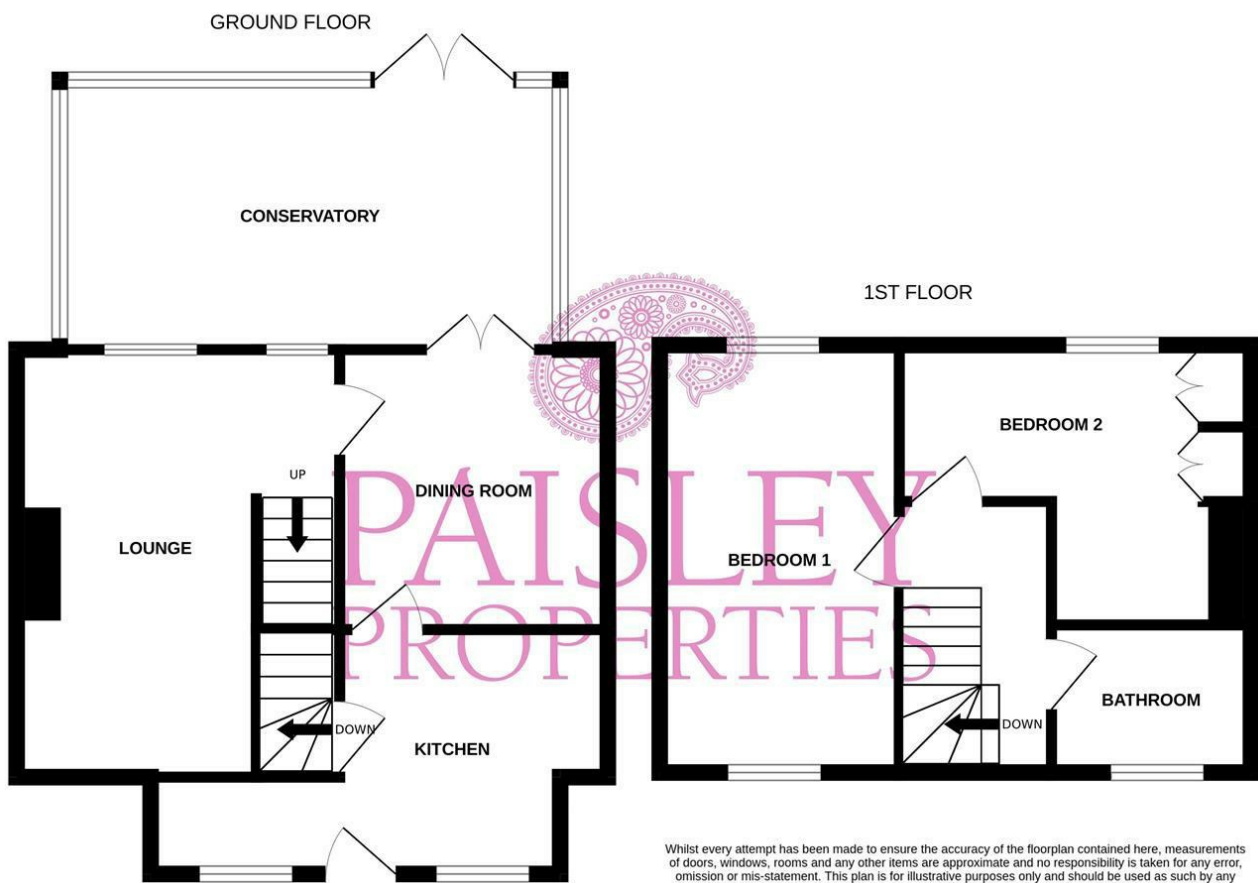
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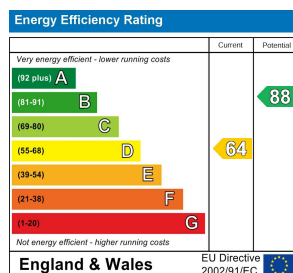
## **PAISLEY**

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.



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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PAISLEY  
PROPERTIES