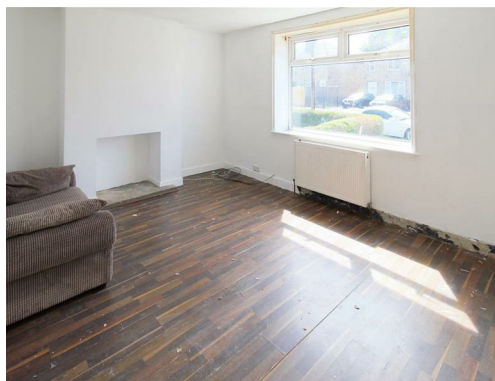


53 Oakes Avenue,
Brockholes HD9 7EE

BY AUCTION
£145,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000

LOCATED IN THE POPULAR VILLAGE OF BROCKHOLES AND BURSTING WITH POTENTIAL IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING SPACIOUS LIVING ACCOMMODATION, GARDENS AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into the entrance hallway with space to remove coats and shoes. A staircase ascends to first floor landing and a door leads through to the lounge.

LOUNGE 14'8" x 11'0"

This generous size reception room has an inset fireplace, two alcoves, ample space to accommodate free standing furniture and an understairs storage cupboard. A large front facing window lets natural light flood through and gives a view over the front garden. Laminate flooring flows underfoot and a door leads through to the dining kitchen.



DINING KITCHEN 17'10" x 10'1"

Positioned to the rear of the property, the spacious dining kitchen has three rear facing windows, fitted with a range of white timber effect wall and base units and breakfast bar, roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is space for a gas oven and hob, plumbing for a washing machine and dishwasher, space for a fridge freezer and ample room for a dining table and chairs. An external door opens to the rear garden.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing with timber balustrade, a side window allows in natural light and doors lead through to the three bedrooms and house bathroom. A loft hatch provides access into the loft space.

BEDROOM ONE 11'6" x 8'11"

Located to the front of the property is this spacious double bedroom with two alcoves, ample space for additional freestanding furniture and a large window overlooks the front garden and street scene below. A door leads through to the first floor landing.



BEDROOM TWO 11'5" x 9'10"

Positioned at the rear of the property and being a good sized double bedroom with an original cast iron fireplace and tile hearth, room for freestanding furniture, window with views of the rear garden and a doorway leads through to the first floor landing.



BEDROOM THREE 8'3" x 8'0"

A bright small double bedroom located to the front of the property which could alternatively be used as an office with bulkhead shelving, views over the front garden and a door leads through to the first floor landing.



BATHROOM 5'8" x 5'4"

The bathroom is fitted with a three-piece white suite, including a bath with shower over and glass screen, vanity hand wash basin and a low level W.C. The room is fully tiled with laminate flooring underfoot. A rear obscure window allows light to flow through and a door leads through to the first floor landing.



REAR GARDEN

Accessed from the side of the property or through the kitchen is a lawn garden with pebbled patio area with ample space for outdoor furniture.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is an open lawn area and off road parking for one vehicle.



***MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: B

PROPERTY CONSTRUCTION: Stone

PARKING: Driveway

UTILITIES:

*Water supply & Sewerage - Main

*Electricity & Gas Supply - Main

*Heating Source - Gas

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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. *

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.

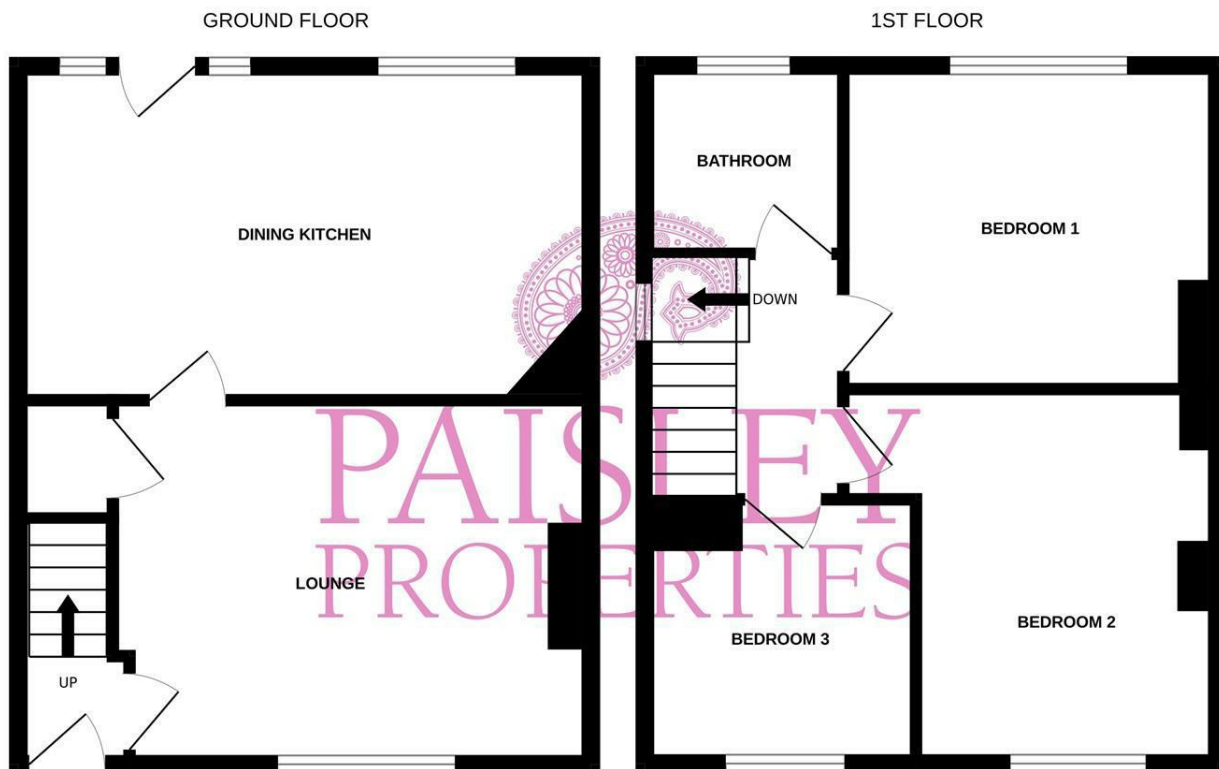
The property is being sold via a transparent online auction.

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.

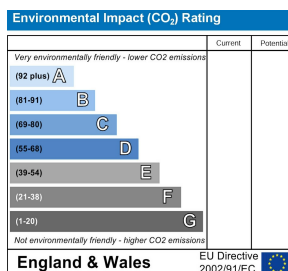
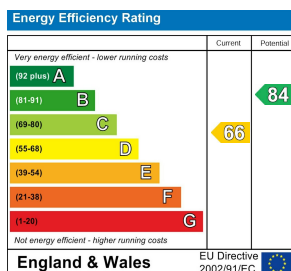
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.



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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