



6 Knowles Hill

Dewsbury, WF13 4NR

FOR SALE BY ONLINE AUCTION. An intriguing two-bedroom end-terrace cottage occupying a generously sized plot, offering far more than first meets the eye including beautiful views and presenting an exciting opportunity for buyers seeking a property with potential. The house was originally built around circa 1850's and up until around 1950's the site is understood to have previously accommodated two additional cottages within the side garden, which have since been demolished. This history highlights the scope for further development, subject to the necessary planning permissions. The existing cottage provides well-proportioned accommodation throughout and, whilst it would benefit from modernisation, offers an excellent canvas for enhancement to suit a variety of needs. Externally, the property benefits from off-road parking, lawned gardens, a single garage, and a brick outbuilding currently utilised as a workshop, adding further versatility to the plot. Overall, this is a rare opportunity to acquire a property with both immediate potential and longer-term development prospects. NO CHAIN.

Auction Guide £135,000

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Dewsbury, WF13 4NR



- FOR SALE BY ONLINE AUCTION
- GUIDE PRICE: £135,000
- TWO BEDROOM END COTTAGE OCCUPYING GENEROUS PLOT
- OFFERING EXCITING POTENTIAL
- CLOSE TO LOCAL AMENITIES
- ENJOYING BEAUTIFUL, FAR-REACHING VIEWS TO THE FRONT ASPECT

Entrance

Lounge

Cellar

Kitchen

Dining Room

Landing

Bathroom

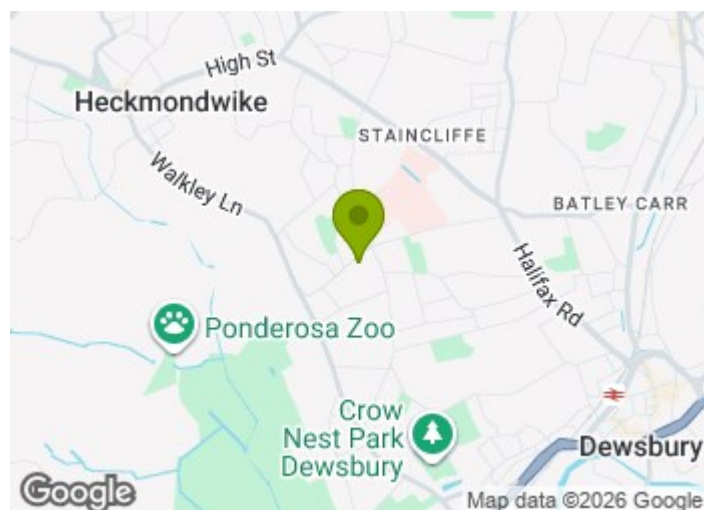
Separate WC

Bedroom One

Bedroom Two

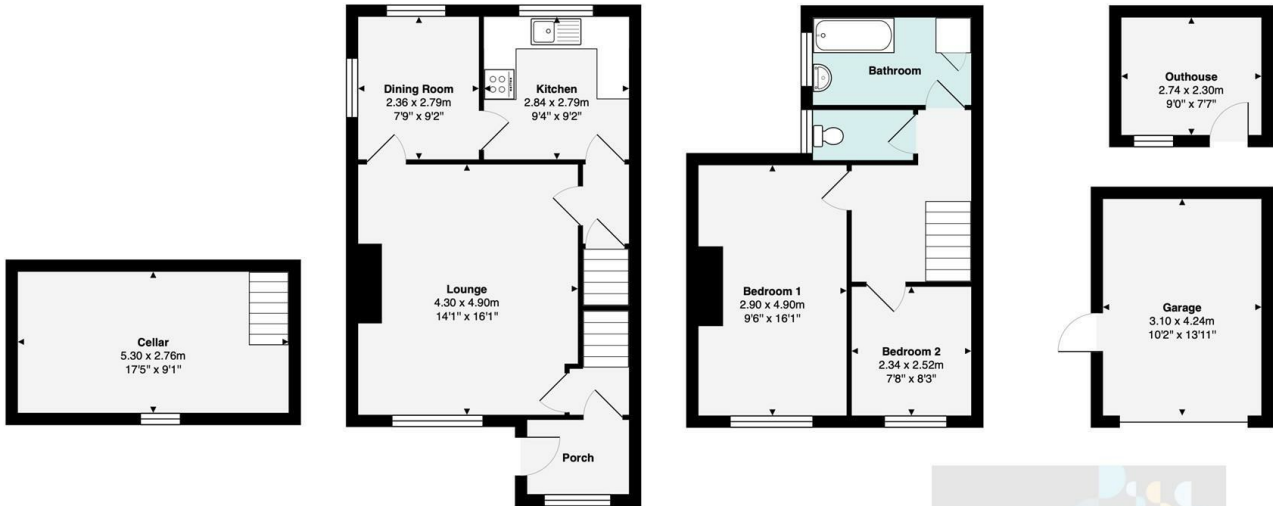
Outside

Auction Notes





Floor Plan



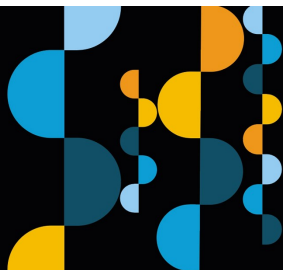
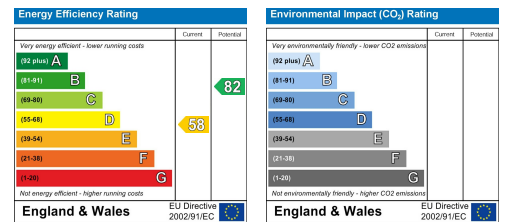
Knowles Hill, Dewsbury Moor, Dewsbury, WF13 4NR

Total Area: 113.6 m² ... 1223 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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