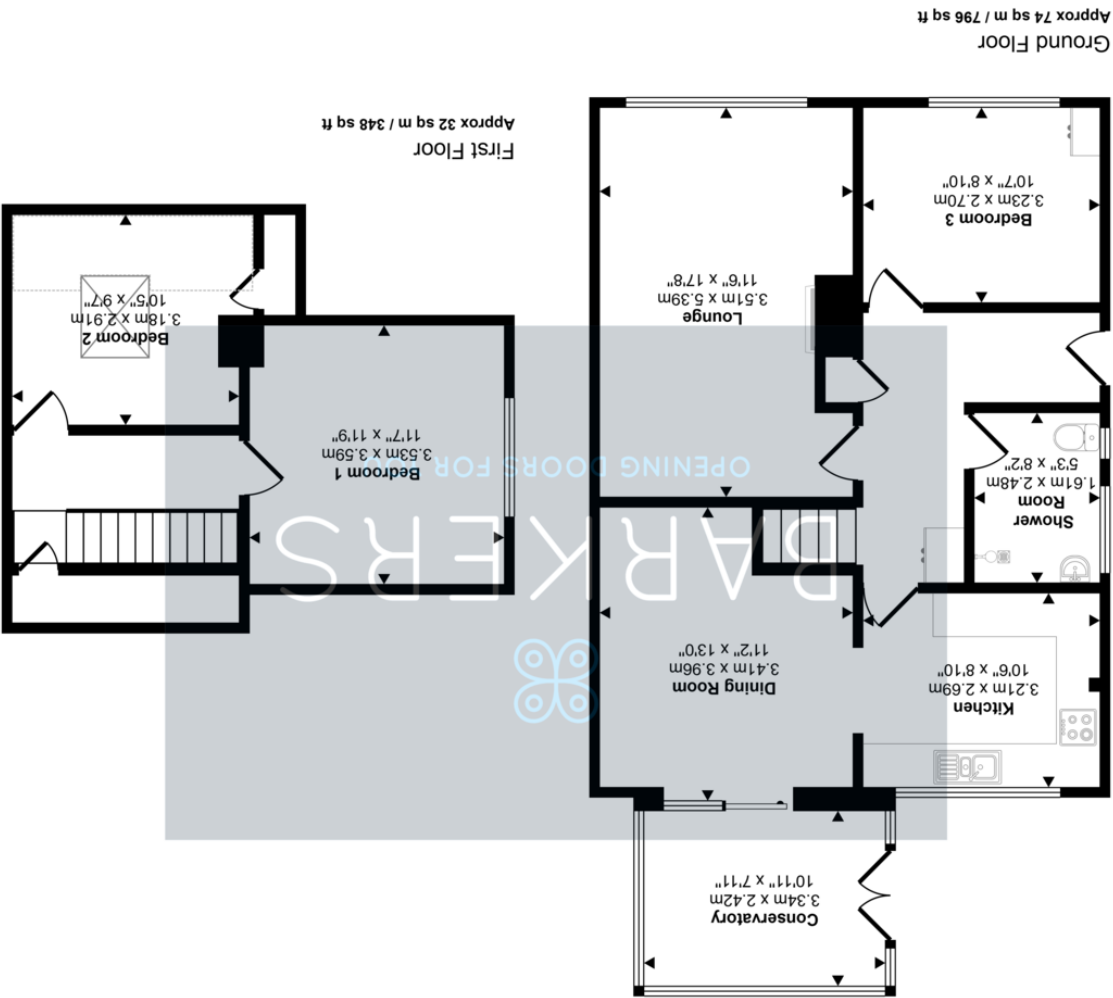


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU



25 Milton Avenue
Liversedge, WF15 7BD
Auction Guide Price £200,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SHOWER ROOM
- CONSERVATORY
- GARDENS FRONT & REAR
- DRIVEWAY
- DETACHED GARAGE
- NO CHAIN
- MODERN METHOD OF AUCTION
- T & C'S APPLY



Full Description

FOR SALE VIA THE MODERN METHOD OF AUCTION T & C's APPLY
Offered with No Chain, Barkers are pleased to offer For Sale this three bedroom semi detached chalet style property, located in the popular area of Liversedge and being dose to all local amenities in the area and good transport links. The property benefits from a conservatory, gardens front and rear, driveway and garage. The accommodation briefly comprises; entrance hall, shower room, lounge, kitchen, dining room, three bedrooms and conservatory. Outside there are gardens front and rear, with a driveway providing ample parking, leading to a detached garage.

ENTRANCE HALL
Laminate flooring. Built in storage.

LOUNGE
11' 6" x 17' 8" (3.51m x 5.39m)
Spacious light and airy room featuring a stone fireplace and gas fire. Picture rail.

KITCHEN
10' 6" x 8' 9" (3.21m x 2.69m)
Featuring a range of wall and base units with complementary worktops, inset electric oven and electric hob with extractor hood over, space for washing machine, space for fridge freezer, one and half bowl stainless steel sink with mixer tap. Archway leads to dining room. Laminate tile effect flooring.

DINING ROOM
11' 2" x 12' 11" (3.41m x 3.96m)
With laminate flooring. Leads to conservatory.

CONSERVATORY
10' 11" x 7' 11" (3.34m x 2.42m)
With patio doors leading to the rear garden.

BEDROOM THREE
11' 6" x 11' 9" (3.53m x 3.59m)
Double bedroom with laminate flooring.

SHOWER ROOM
5' 3" x 8' 1" (1.61m x 2.48m)
Wet room with shower, wash hand basin and WC. Fully tiled walls and vinyl flooring.

STAIRS TO LANDING
Leads to eaves storage and doors to two bedrooms.

BEDROOM TWO
10' 5" x 9' 6" (3.18m x 2.91m)
Double bedroom with eaves storage. Laminate flooring. Velux window.

BEDROOM ONE
11' 6" x 11' 9" (3.53m x 3.59m)
Master double bedroom. Laminate flooring.

OUTSIDE
To the front of the property there is a garden featuring shrubs and bushes, with a driveway to the side providing ample parking. The drive leads to a detached garage. The rear garden features a paved patio area and lawned area with bushes/hedges.

ADDITIONAL INFORMATION
Tenure: Freehold



Council Tax Band: C

DIRECTIONS
From our Birkenshaw office turn right onto A58 / Whitehall Road East and proceed for approx. 0.4 miles. At the roundabout, take the 1st exit for A651 / Bradford Road and continue for approx. 2.3 mile. Turn right onto A62 / Leeds Road for approx. 0.5 mile and then turn left onto A638 / Bradford Road. Proceed and then turn right onto Wormald Street and then turn left onto Cornmill Lane and then turn right onto Milton Road. Proceed and then turn right onto Milton Avenue.

AUCTIONEERS COMMENTS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

