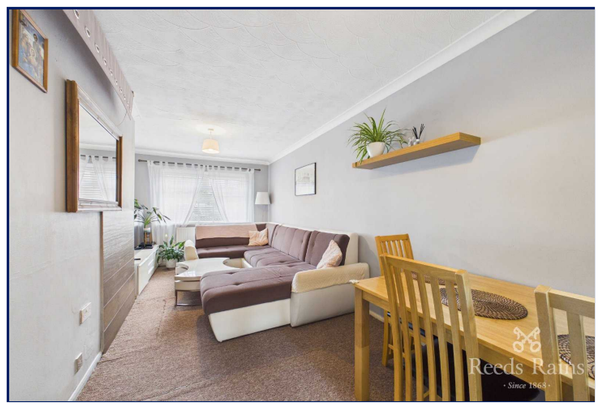


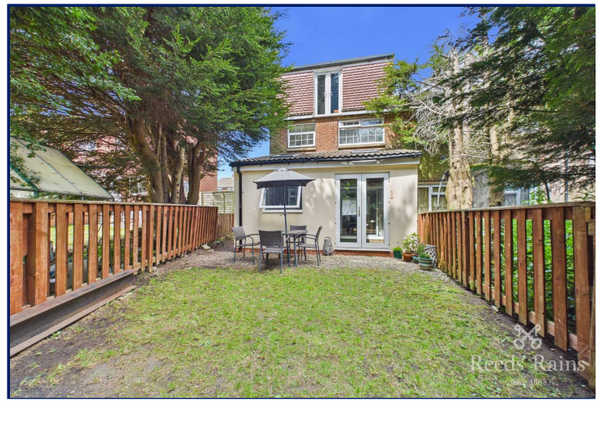


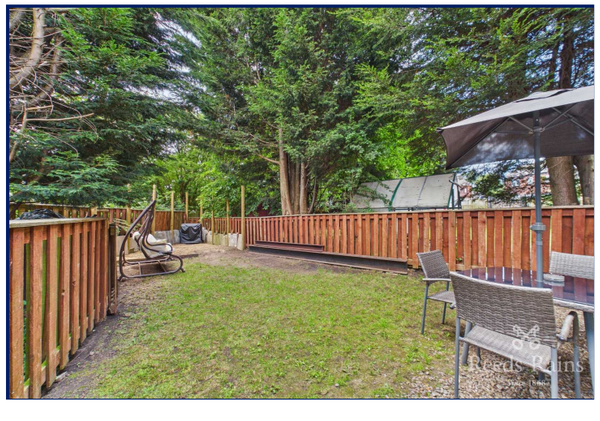












Lowood Lane, Birstall, Batley, West Yorkshire, WF17

Asking Price: £135,000
Freehold

Reeds Rains

reedsrains.co.uk

Lowood Lane, Birstall, Batley, West Yorkshire, WF17

Asking Price: £135,000 Freehold

Council Tax Band: A
EPC Rating: C

*** EXTENDED SEMI DETACHED HOME with THREE BEDROOMS OVER THREE FLOORS *** PRICED TO ALLOW FOR COMPLETION OF WORKS *** For Sale by MODERN METHOD of AUCTION: Starting Bid Price £135,000 plus Reservation Fee *** LONG GARDEN & DRIVEWAY *** CLOSE TO AMENITIES & MOTORWAYS *** AUCTION TERMS APPLY *** NO ONWARD CHAIN ***

Property Details
Priced to allow for completion of the intended works is this well proportioned and extended semi detached family home with three double bedrooms and for sale via the Modern Method of Auction sale process. Located in a popular residential area with good access to amenities, schools and transport links.

Offering great potential to a wide range of buyers, the accommodation briefly comprises: Entrance hallway, kitchen, through lounge/dining room, unfinished ground floor extension, three double bedrooms, house bathroom with a white suite and unfinished en-suite shower room. Gardens to the front and rear. Driveway providing ample off street parking. Ideally suit a first time buyer, investor or young family. NO ONWARD CHAIN.

AUCTION TERMS APPLY - SEE BELOW

Exterior
To the front is a lawned garden and driveway providing ample off street parking for a couple of vehicle. To the rear is a good size lawned garden.

Location
Birstall is a highly regarded and well-connected West Yorkshire village, offering an excellent balance of convenience, community and countryside living.

The bustling village centre provides a wide range of everyday amenities including independent shops, supermarkets, cafés, restaurants and highly regarded local schools, making it an ideal choice for families and professionals alike. Residents also enjoy easy access to beautiful open countryside, with nearby parks and scenic walking routes providing plenty of opportunities for outdoor recreation.

For commuters, Birstall benefits from exceptional transport links, with Junction 27 of the M62 motorway offering straightforward access to Leeds, Bradford, Huddersfield and beyond, while regular bus services connect the village to surrounding towns and cities.

The popular Birstall Retail Park is just a short distance away, home to a superb selection of national retailers, home furnishing stores and leisure facilities, providing an outstanding shopping and dining destination on the doorstep.

Auction Terms
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.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk