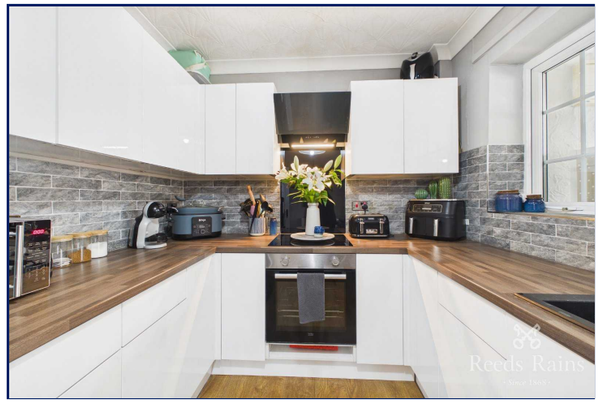
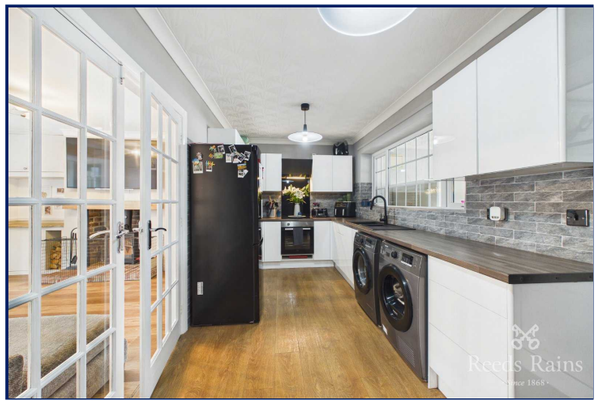


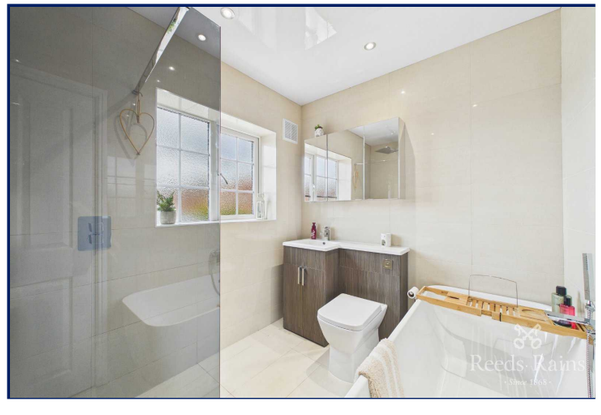


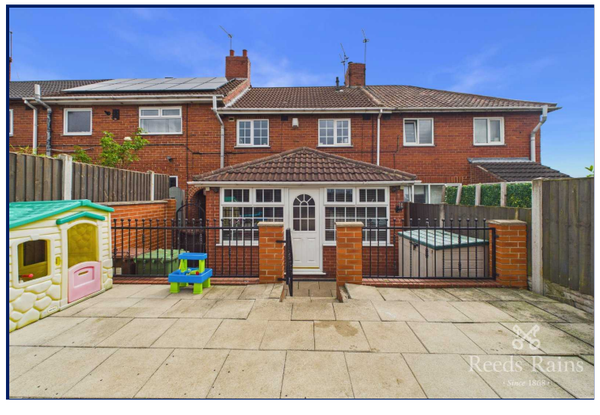












School Street, Upton, WF9

Guide Price: £130,000 To be advised

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

School Street, Upton, WF9
Guide Price: £130,000 To be advised

Council Tax Band: A
EPC Rating: C

Are you looking for your first home or perhaps a family home? Then take a look at this spacious property, ready to move straight into. Featuring a newly fitted kitchen and modern bathroom, this ideal home is ready and waiting for its new owners. Located in Upton, the property also benefits from excellent transport links, making it perfect for commuters and families alike

Ground Floor

Entrance Hall
Stairs leading to the first floor.

Living Room
15'7" x 14'10" (4.75m x 4.52m)
Window overlooking the front elevation, dado rail, storage cupboards, log burner with brick hearth, and radiator.

Dining Kitchen
8'1" x 18' (2.46m x 5.49m)
Fully fitted modern kitchen with a range of wall and base units, built-in electric oven and hob with extractor hood, complementary worktops, sink with drainer, tiling to splashbacks, plumbing for a washing machine, radiator, and window overlooking the sun room.

Wc
Two piece suite comprising of wash hand basin and low level wc.

Sunroom
8'10" x 13'9" (2.7m x 4.2m)
Sun room overlooking the rear elevation, and radiator

First Floor

Landing

Bedroom One
10'2" x 12'8" (3.1m x 3.86m)
Window overlooking the front elevation, fitted wardrobes, and radiator.

Bedroom Two
10'2" x 8'11" (3.1m x 2.72m)
Window overlooking the rear elevation, radiator.

House Bathroom
6'11" x 8'6" (2.1m x 2.6m)
Window overlooking the rear elevation, Four piece suite comprising of wash hand basin , low level wc and walk in shower and free standing bath.

Exterior
To the front of the property there is a block-paved area. To the rear of the property there is a paved area with steps leading up to a second level.

Council Tax
Council Tax Band A

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.
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.

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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.

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For full EPC please contact the branch.



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