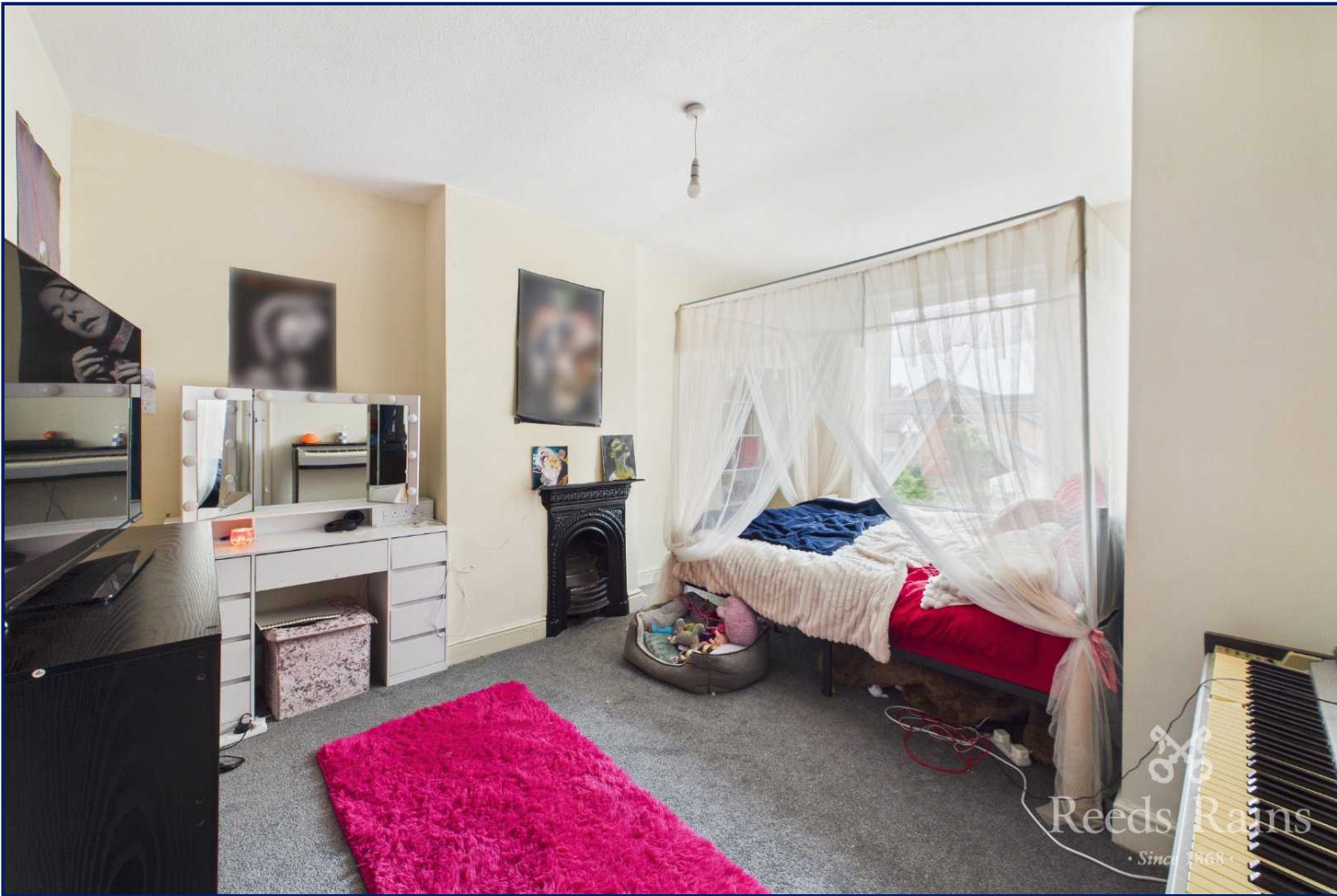




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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1a 1b 1-7, Cross Street, Horbury, Wakefield, West Yorkshire, WF4

Asking Price: £810,000 To be advised

reedsrains.co.uk

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Asking Price: £810,000 To be advised

Council Tax Band:

EPC Rating: TBC

NO CHAIN OFFERED FOR SALE BY AUCTION AND IS CHAIN FREE. AUCTION ENDS TBC .T&C'S APPLY. GREAT INVESTMENT OPPORTUNITY OR FIRST TIME BUYER.

Reeds Rains are delighted to present an exciting opportunity to acquire a portfolio of six residential properties, ideally positioned in the heart of Horbury. Offered together as one purchase, this collection presents an attractive opportunity for investors looking to expand their property portfolio in a well-established and convenient location. The...

Welcoming Entrance Hallways

Across the collection, the properties offer welcoming entrance areas providing access to the principal ground-floor accommodation. A number of properties benefit from traditional entrance hallways with staircases leading to the first floor, whilst high ceilings and natural light help create bright and inviting interiors.

Spacious Living Accommodation

The portfolio offers a range of generously proportioned living spaces, including traditional separate living rooms and contemporary open-plan arrangements. Selected properties benefit from attractive fireplaces, high ceilings and large double-glazed windows, creating comfortable settings for relaxation and entertaining. The variety of layouts provides practical accommodation to suit different requirements.

Contemporary Open-Plan Living

The two-bedroom properties benefit from spacious open-plan kitchen and living arrangements, offering practical areas for everyday living and dining. These versatile spaces combine fitted kitchen facilities with comfortable living accommodation, creating bright and welcoming environments.

Well-Appointed Kitchens

Throughout the portfolio, the properties benefit from fitted kitchens offering a range of wall and

base units, worktop space and cooking facilities. Several kitchens feature built-in ovens, gas hobs, extractor fans and plumbing for washing machines. Double-glazed windows provide natural light, whilst selected properties benefit from direct access to rear gardens and courtyards.

Generously Proportioned Bedrooms

Across the six properties, the bedrooms provide a variety of comfortable and practical accommodation. The three-bedroom homes offer flexible arrangements suitable for families, guests or home working, whilst the two-bedroom properties provide well-proportioned sleeping accommodation. Several bedrooms retain attractive features such as high ceilings and traditional fireplaces, adding character to the living spaces.

Family Bathrooms

The properties offer practical family bathroom facilities, with a variety of three-piece suites comprising baths with shower facilities, wash basins and low-flush WCs. Selected bathrooms benefit from tiled walls, storage facilities and frosted double-glazed windows providing natural light whilst maintaining privacy.

Useful Cellar Accommodation

Several properties throughout the collection benefit from cellar accommodation, providing valuable additional storage space. Accessed from the main living accommodation, these areas offer practical storage for household belongings and other essentials.

Gardens, Courtyards and Outdoor Areas

The portfolio enjoys a mixture of external spaces, including enclosed rear gardens, courtyards and paved patio areas. These provide useful outdoor areas for seating, relaxation and everyday use. Selected properties also benefit from additional parking arrangements and garage accommodation.

An Opportunity Not to Be Missed

Offered together as one residential investment portfolio, this collection of six properties represents an exciting opportunity in the heart of Horbury. Combining a mixture of accommodation styles, traditional character features and excellent access to local amenities, the portfolio is well worth further consideration by investors seeking to expand their property holdings.

Agent Notes

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.

Auctioneers Notes

AUCTIONEERS NOTE

For full EPC please contact the branch.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

FOR SALE BY MODERN METHOD OF AUCTION.

STARTING BID PRICE £1,100000

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.