BARKERS

OPENING DOORS FOR YOU



173 Whitehall Road

Drighlington, BD11 1AT

Starting Bid £110,000

- FOR SALE BY MODERN METHOD OF AUCTION
- T'S & C'S APPLY
- END OF TERRACE HOUSE
- IN NEED OF FULL RENOVATION
- 2 RECEPTION ROOMS
- KITCHEN
- TWO DOUBLE ROOMS
- GARDEN TO REAR









Full Description

EXTERIOR
A compact paved area to the front of the property, with two steps leading up to the main entrance door.

ENTRANCE HALL
Providing access to the lounge and staircase leading to the first floor. The entrance hallway also benefits from original tiled flooring, adding character and charm to the property.

LOUNGE
16' 2" x 15' 7" (4.93m x 4.75m)
A living area featuring a fireplace, offering excellent potential for complete renovation and modernisation to create a comfortable and inviting space.

RECEPTION ROOM/DINING ROOM
16' 5" x 10' 8" (5m x 3.25m)
A versatile reception room featuring a fireplace, requiring renovation and modernisation throughout. The room provides access to the kitchen and a door leading down to the large cellar.

KITCHEN
9' 8" x 6' 2" (2.95m x 1.88m)
Featuring vinyl flooring and space for kitchen units and cupboards, offering excellent potential for renovation and modernisation. A rear door provides direct access to the garden.

LANDING
Stairs lead to two double bedrooms and family bathroom.

BEDROOM ONE
16' 1" x 10' 5" (4.9m x 3.18m)
A spacious double bedroom.

BEDROOM TWO
16' 0" x 9' 10" (4.88m x 3m)
Spacious double bedroom.

FAMILY BATHROOM
9' 7" x 5' 10" (2.92m x 1.78m)
Featuring a three-piece suite comprising a bath, wash basin and WC, with tiled walls.

REAR GARDEN
A compact, low-maintenance outdoor space featuring a paved area.

AUCTION INFORMATION
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.

ADDITIONAL INFORMATION
Tenure - Freehold
Council tax band - A

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.













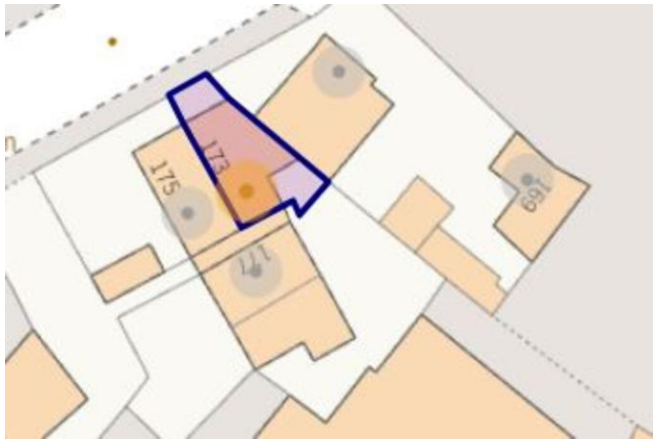
Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements