



# Davies Properties



## 40 Hainworth Wood Road North

Keighley, BD21 5NF

Starting Bid £113,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £113,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A three-bedroom semi-detached home offering great potential, ideal for buyers looking to modernise and put their own stamp on a family property.

Having been extended at some point, creating space for the kitchen and an extra room on the first floor that lends itself to a range of uses - whether as a fourth bedroom, home office, dressing room, or potentially an additional bathroom, subject to the necessary consents.

In brief, the ground floor comprises an entrance hall, open-plan living and dining room, and kitchen. Upstairs, there are three bedrooms, a family bathroom, and the additional flexible room.

Further benefits include gas central heating and double glazing throughout.

Outside, a mature front garden features established trees and shrubs, while to the rear, a driveway leads to a garage with access to a generous under-house storage area that runs the full footprint of the property.

In need of updating throughout, this is nonetheless a property with real scope - and in the right hands, it has everything needed to become a wonderful family home.

## GROUND FLOOR

### Entrance Hall

With a central heating radiator and stairs ascending to the first floor.

### Living/Dining Room

11'1" x 23'9" (3.38m x 7.24m)

With a uPVC double glazed window to the front elevation and two uPVC double glazed windows to the rear elevation, two central heating radiators and a gas fire set in a stone surround.

### Kitchen

6'0" x 13'11" (1.83m x 4.24m)

With a range of matching wall and base units with work-surfaces over and tiled splash-backs. Stainless steel sink and a central heating radiator.

## FIRST FLOOR

### Landing

With loft hatch.

### Bedroom 1

9'4" x 14'2" (2.84m x 4.32m)

With a uPVC double glazed window to the front elevation, fitted wardrobes and a central heating radiator.

### Bedroom 2

9'10" x 9'8" (3.00m x 2.95m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 3

5'9" x 6'11" (1.75m x 2.11m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

### Spare Room

5'10" x 13'5" (1.78m x 4.09m)

With two uPVC double glazed windows to the front and rear elevations and a central heating radiator. This room has a variety of uses and can either be used as a fourth bedroom, office, or additional bathroom, subject to any necessary consents.

### Bathroom

6'11" x 5'4" (2.11m x 1.63m)

With a white three-piece suite comprising of bath with shower overhead, W/C and pedestal hand wash basin, a central heating radiator, part-tiled walls and a uPVC double glazed window to the rear elevation.

## EXTERIOR

To the front of the property is a mature garden with established shrubs and trees, while to the rear there is a driveway leading to a single under-house garage, providing useful storage space. The combi boiler is also located within the garage.

## ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: B
- ~ Parking: Driveway leading to an integral under-house garage.
- ~ Broadband - according to the Ofcom website there is 'Standard',

'Superfast' and 'Ultrafast' broadband available.  
~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

### AUCTIONEER'S ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the Marketing Agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the Marketing Agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agent's or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any Marketing Agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are

carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyer's obligations and seller's commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% incl VAT (subject to a minimum of £6,000 incl VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## Road Map



## Hybrid Map



## Terrain Map

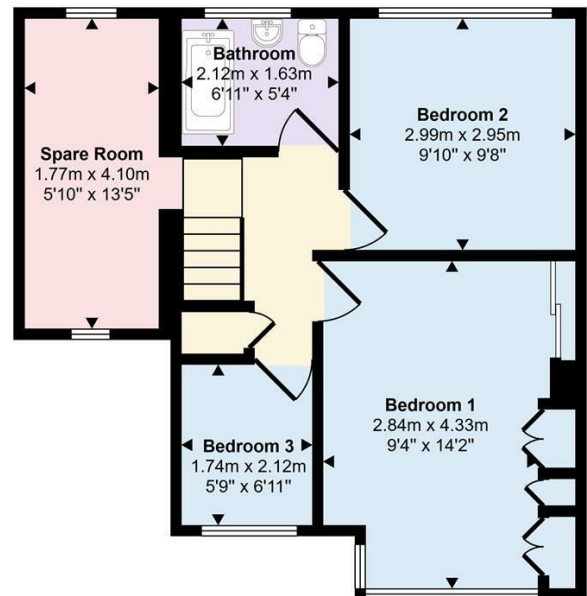


## Floor Plan

Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft



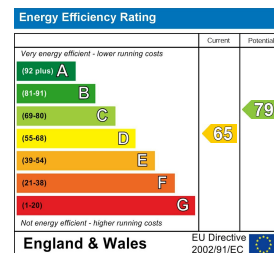
First Floor  
Approx 46 sq m / 491 sq ft

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.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.