



## 4 bed terraced house to buy in

Bromley Street, Hanging Heaton, Batley,  
West Yorkshire, WF17 6LD

**£125,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ **\*\*\*SOLD VIA SECURE SALE ONLINE BIDDING\*\*\***
- ✓ **\*\*START BID £125,000\*\***
- ✓ **\*IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE\***
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- ✓ **EPC Rating D**

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*SOLD VIA SECURE SALE ONLINE BIDDING STARTING £125,000\*\*\*

This two bedroom end through terrace house presents an exciting opportunity for investors or those seeking a project with exceptional development potential. Arranged across three floors, the property offers spacious and flexible accommodation, making it ideal for a range of uses (subject to any necessary consents).

The home is offered with no onward chain, allowing for an immediate exchange of contracts and a swift completion process.

Situated in a popular location, this property provides convenient access to local amenities, schools, and transport links, further enhancing its appeal for both families and professionals.

The layout includes multiple well-proportioned bedrooms, generous living areas, and scope to reconfigure or modernise to suit individual requirements. Whether you are looking to refurbish for resale, let as a high-yield rental, or create a bespoke family home, this property has to be viewed to fully appreciate the possibilities on offer.

Early viewing is strongly recommended to avoid disappointment and to take advantage of this rare investment opportunity. Please contact us today for further details and to arrange your appointment.

### BOUNDARIES & OWNERSHIP

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No


Mobile signal coverage: Good



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Total Area: 142.1 m<sup>2</sup> ... 1530 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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