



9 Lincoln Street, Wakefield

West Yorkshire, WF2 0EB

Auction Guide Price:
£80,000

For Sale by "Online Auction" Guide Price £80,000. Buyers Fees Apply, Pre-auction Offers Considered.

Holroyd Miller have pleasure in offering for Auction this substantial brick built mid terrace house occupying a popular and convenient location on the edge of the city centre within easy reach of its excellent range of amenities, local train stations and easy access to the motorway network. The accommodation has both gas fire central heating, double glazing and offers excellent accommodation for either the young first-time buyer or property investor looking to convert to a possible HMO subject to any necessary planning consent. The property briefly comprises of entrance vestibule leading to living room, separate dining/sitting room, separate kitchen with a range of light oak units, access to useful cellar basement. To the first floor, two bedrooms, house bathroom with shower over bath, access to second floor attic bedroom with double glazed Velux roof light. Outside, neat buffer garden area to the front with on street parking, to the rear a pleasant lawn garden.



Entrance Vestibule

With double glazed entrance door leading to...

Living Room 13'2" x 11'11" (4.01m x 3.63m). With wall mounted gas fire, double glazed window, double panel radiator.

Dining Room 13'1" x 13'3" (4m x 4.04m). Having fitted cupboards, gas point for fire, access to useful keeping cellar with basement room, double panel radiator.

Kitchen 10'5" x 5'9" (3.18m x 1.75m). Fitted with a matching range of light oak fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, electric point for cooker with extractor hood over, central heating boiler, laminate wood flooring, double glazed window, rear entrance door, tiling between the worktops and wall units, central heating radiator.

Stairs lead to First Floor Landing

Bedroom to Front 13'2" x 11'11" (4.01m x 3.63m). With double glazed window, double panel radiator.

House Bathroom

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, panelled bath with electric shower over, tiling, airing/cylinder cupboard, double glazed window, double panel radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom to Rear 13' (3.96) x 6'3" (1.91) plus doorwell.
With double glazed window, access to...

Second Floor Attic Room 13'7" x 17'2" (4.14m x 5.23m).
With restricted head room, with double glazed Velux roof light, double panel radiator, incorporating central stairwell.

Outside

Neat buffer garden area to the front, on street parking to the rear, shared yard area with access to neat lawn garden with mature trees and shrubs, flowering borders, pedestrian right of access to the rear. **(WMDC Tax Band A)**



Disclaimer

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid.

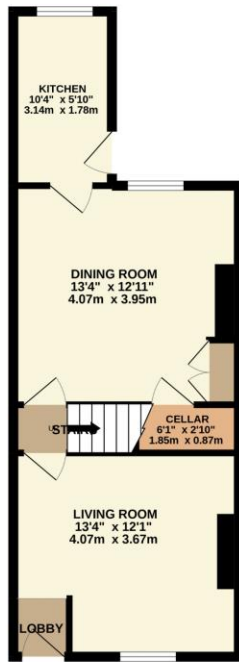
Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

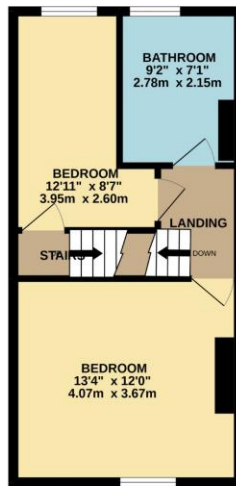
****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.



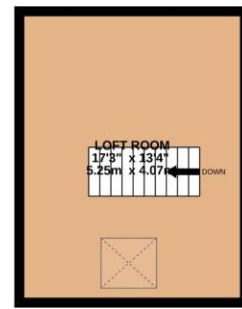
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract