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**LINLEY &
SIMPSON**



ST. MICHAELS CLOSE, COTTINGLEY, BD16 1SZ

FOR SALE BY MODERN METHOD OF AUCTION. In need of some cosmetic updating and priced to reflect the same is this well proportioned two bedroom purpose built apartment offering attractive living accommodation, benefitting from spacious kitchen and bathroom and boasting its own garden and tandem garage.

Offers In Excess Of £65,000



www.linleyandsimpson.co.uk

In need of some cosmetic updating and priced to reflect the same is this well proportioned two bedroom purpose built apartment offering attractive living accommodation benefitting from spacious kitchen and bathroom, uPVC double glazing, underfloor heating throughout and boasting its own garden and tandem garage.

Forming part of this select purpose built development on the outskirts of Cottingley village, this well proportioned two bedroom apartment offers attractive accommodation which briefly comprises staircase leading to the front door, reception hall, spacious lounge, modern fitted kitchen, two bedrooms and modern fitted bathroom. An internal inspection is highly recommended to appreciate this quality home. Outside is a substantial under dwelling garage and private parking area at the rear and garden area.

ACCOMMODATION

ENTRANCE PORCH

With a wood entrance door.

ENTRANCE HALL

With a glazed entrance door and a storage cupboard.

LOUNGE

With a window to the front. Gas fire and coving to the ceiling.

KITCHEN

Fitted wall and base units and work surfaces over. Single drainer sink. Electric cooker point and space for a washing machine. Part tiled walls and a built in cupboard.

BEDROOM ONE

With a window to the front. Gas heater.

BEDROOM TWO

With a window to the rear. Gas heater and a fitted cupboard.

BATHROOM

With a coloured three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls and a window to the rear.

OUTSIDE

SIDE GARDEN

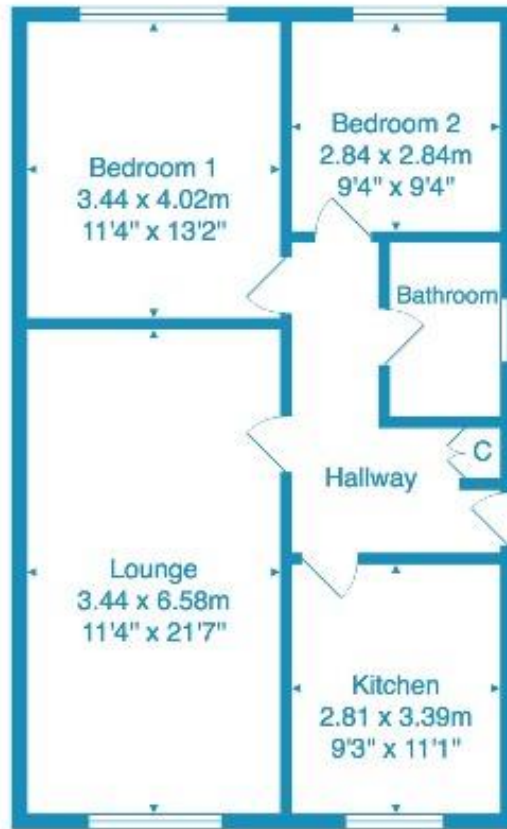
Mainly paved with fenced boundaries. There is also the addition of a large handy external storeroom located under the property.

GARAGE

A detached garage with up and over door.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.





Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | 86 | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 52 | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales |
| | | | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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