



- Four bedroom HMO
- End terrace
- Partially tenanted
- In need of modernisation
- EPC D
- Leasehold
- 0.6 miles to Burnley Barracks railway station
- Burnley, Lancashire



## Auction Guide £40,000

### Lot 94 3 St John's Rd, Burnley, Lancashire, BB12 6RP

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A two-bedroom end terrace house in need of modernisation. Configured as a four-bedroom house of multiple occupation. Tenanted and ideal for investors. To be sold via online bidding on Friday, 15th December 2023.

Auctioneer's comments: 'This Lot offers an opportunity to buy a four-bedroom HMO in Burnley.'

**Auction date**

The property is to be sold by public auction on Friday, 15 December 2023 via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Four bedrooms, tenanted, 883 sqft, end terrace, leasehold (999 years)

**Outside**

Courtyard

**Location**

Burnley, North West, 0.6 miles to Burnley Barracks railway station

**Accommodation**

Ground Floor: Kitchen and two bedrooms

First Floor: Two bedrooms and bathroom

**EPC rating**

D

**Tenure**

Leasehold

999 years from 1 October 1889

**Local authority and council tax band**

Lancashire County Council and Burnley Borough Council

Council tax band: A

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.75% plus VAT (min. fee of £1,750 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

