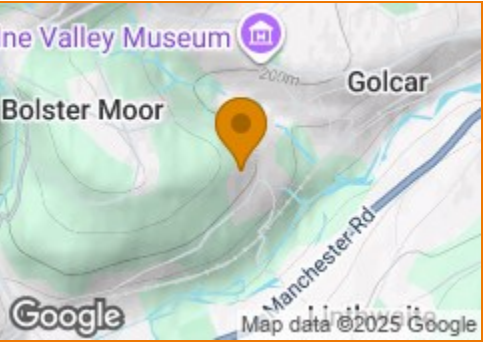
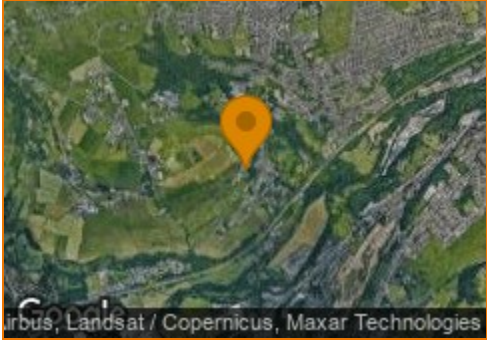


Terrain Map



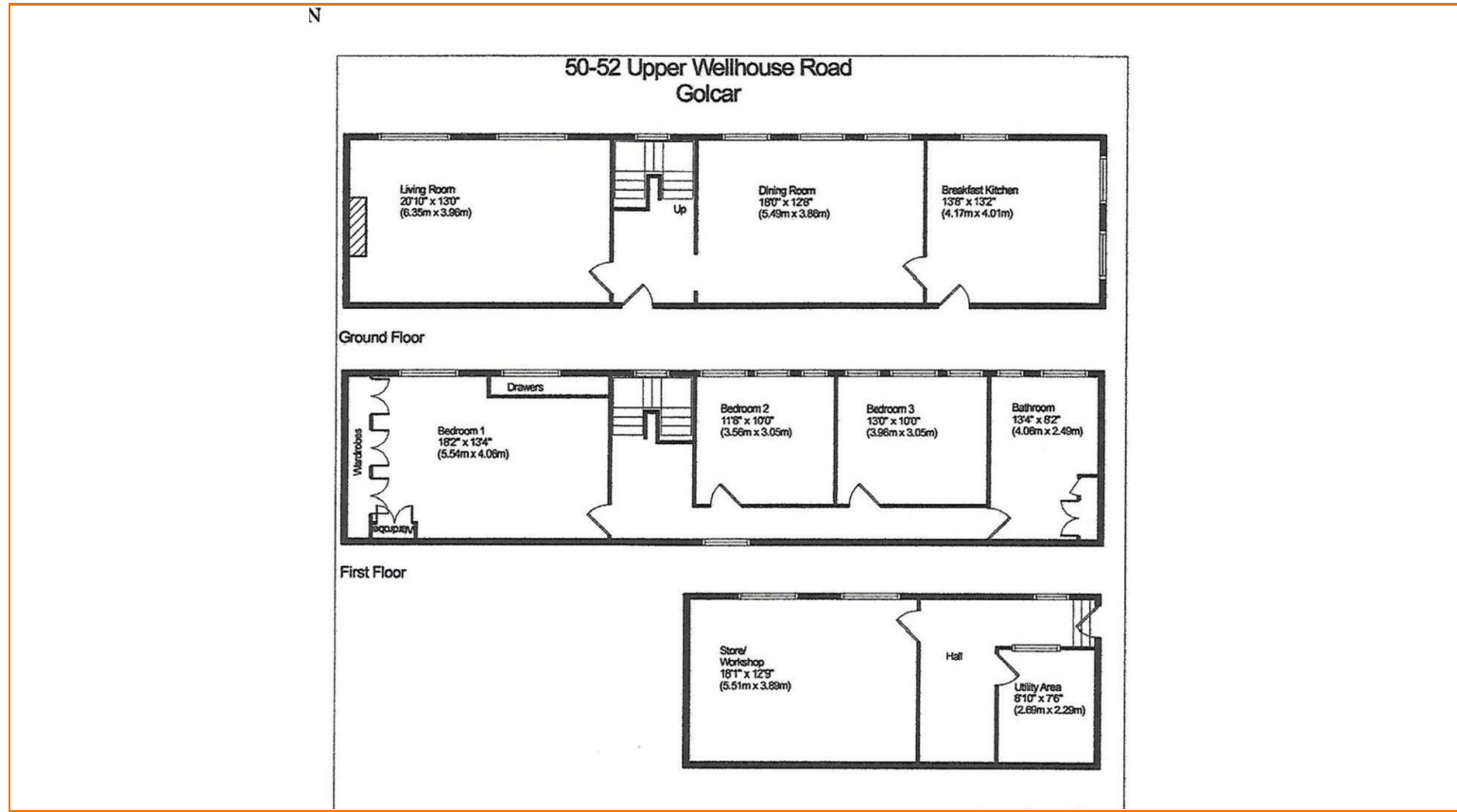
Hybrid Map



Terrain Map



Floor Plan



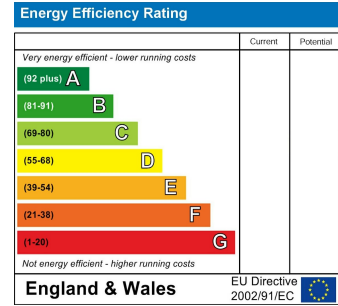
## Upper Wellhouse Road

Golcar, Huddersfield, HD7 4EU

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Auction Guide £220,000



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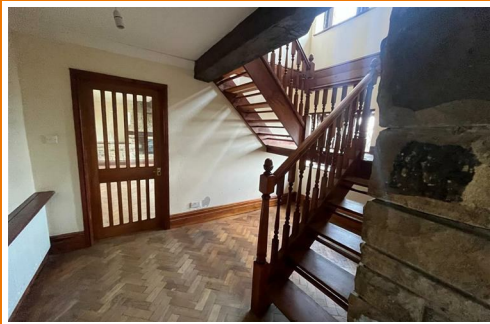
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# Upper Wellhouse Road

## Golcar, Huddersfield, HD7 4EU

### Auction Guide £220,000



++ ONLINE AUCTION ++TRADITIONAL AUCTION CONDITIONS ++ CLOSING BIDS BEFORE 12.00 NOON DECEMBER 5TH ++

A delightful three-bedroom character cottage offering uniquely charming potential. The property is Grade II listed and situated within a conservation area, ensuring that its historical significance is preserved while providing a picturesque setting to soak up the surroundings.

Ready for a new lease of life, the layout is both functional and inviting. But with so much space on offer it allows for a variety of living arrangements to suit your lifestyle.

One of the standout features of this home is the breathtaking panoramic views across the Colne Valley, which can be enjoyed from various vantage points within the property and atop the garage which doubles up as a rooftop garden. These stunning vistas create a stunning backdrop, making it an ideal retreat from the hustle and bustle of everyday life.

Additionally, the property includes a double garage, offering convenient parking and extra storage space. With enormous potential for further development or personalisation, this house is a blank canvas waiting for your own individual touch.

This property will be sold under traditional auction rules via an online bidding platform, providing a transparent and efficient purchasing process. Embrace the chance to own a piece of history while enjoying the opportunity to make your own mark on this characterful cottage and enjoy stunning natural beauty on your doorstep.

#### ACCOMMODATION

##### DINING KITCHEN

13'3" x 13'10"  
Accessed via a uPVC double glazed wood grain effect front door, having timber framed double glazed windows positioned to the rear and side elevations with those to the rear displaying stone mullions. The kitchen area is fitted with a range of wall and base units in a light oak design with complementary working surfaces which incorporate a five ring gas hob and a double bowl inset sink unit with mixer tap. The kitchen is further equipped with provision for under-countertop white goods, a double oven with extractor canopy above the hob. Part tiled splashbacks surround the preparation areas, feature beam on display, a central heating radiator and decorative stone arch leading through to the formal dining room.

##### FORMAL DINING ROOM

18'2" x 13'1"  
With a herringbone style wooden floor covering, a bank of timber framed double glazed windows with stone mullions to the rear elevation taking in distant views across the Colne Valley. There is a central heating radiator,

feature beam on display and useful additional storage cupboard beneath two of the windows. Another decorative stone arch leads through to the reception hall.

##### RECEPTION HALL

12'10" x 8'6"  
With a turned feature staircase rising to the first floor, timber framed double glazed windows with stone mullions to the rear elevation taking in the aforementioned views. There is a continuation of the herringbone style wooden floor covering, a solid timber door leading to the exterior of the property, a central heating radiator and an internal door leading to the lounge.

##### LOUNGE

20'4" max x 13'1"  
Also enjoying the aforementioned views via two banks of timber framed double glazed windows with stone mullions. Natural herringbone wood floor covering, central heating radiator, beam and the focal point for the room is a stone feature fireplace with alcove display and a centrally positioned recess providing provision for a fire. There is currently an electric appliance in situ but a gas point is also clearly visible.

##### BEDROOM 1

13'2" x 18'6" to the wardrobe doors  
Timber framed double glazed windows positioned to the rear elevation with stone mullions taking the superb views across the Colne Valley, central heating radiator, beams on display and a range of fitted furniture comprising four double robes providing a variety of hanging and shelving.

##### LANDING

8'10" x 13'2" including staircase  
Natural light is provided through the timber framed double glazed windows with stone mullions to the rear elevation taking in the views. The landing is of galleried design and has spindles, balustrade and newel post on display.

##### ACCESS LANDING

26'8" x 2'8"  
Timber framed double glazed window with stone mullions to the front elevation, central heating radiator, exposed beams and access to bedrooms 2 and 3 and the bathroom.

##### BEDROOM 2

11'8" x 9'10"  
With beams and trusses on display, stone mullion and timber framed double glazed window to the rear elevation, central heating radiator.

##### BEDROOM 3

13'0" x 10'1"  
Far reaching views can be enjoyed through the timber framed double glazed windows, also with stone mullions, exposed beam and partial truss, central heating radiator.

##### HOUSE BATHROOM

13'6" x 8'3"  
Fitted with a five piece suite comprising two pedestal hand wash basins, a corner bath, shower cubicle and low flush wc. There are part tiled walls, a useful linen cupboard housing the boiler, decorative coving and a loft hatch allowing access to the roof void (not inspected at the time of the appraisal). There is an antique style towel radiator and timber framed double glazed windows with stone mullions taking in the cross valley views.

##### LOWER GROUND FLOOR

##### UTIITY AREA

13'10" x 12'11"  
Split into two rooms, including an area where the stop tap will be found, internal glazed windows, Belfast sink and drain with stable style door leading a second storage area.

##### STORAGE AREA

18'0" x 12'8"

##### OUTSIDE

There are gardens to the front of the property, now somewhat overgrown.

##### DOUBLE GARAGE/WORKSHOP

27'8" x 18'9"

With power and light along with a wc housing a hand wash basin and low flush wc. There is a wood burning stove, independent twin garage doors, A set of steps to the side of the garage rises up to a rooftop garden atop the garages.

##### AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from 4th December for 24 hours with closing bids before 12.00 noon on 5th December, subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. \*Please be aware there may be additional fees payable on top of the final sale price. These include and are

not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.\*

##### VISIT OUR WEBSITE TO REGISTER & BID

##### CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer

##### GUIDE PRICE

\*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

##### VIEWING ARRANGEMENTS

Viewings by appointment ONLY - please call in

##### HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

