

Terrain Map



Hybrid Map



Terrain Map



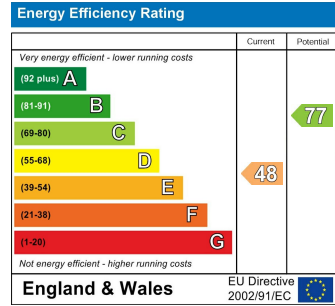
Floor Plan



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



BOULTONS

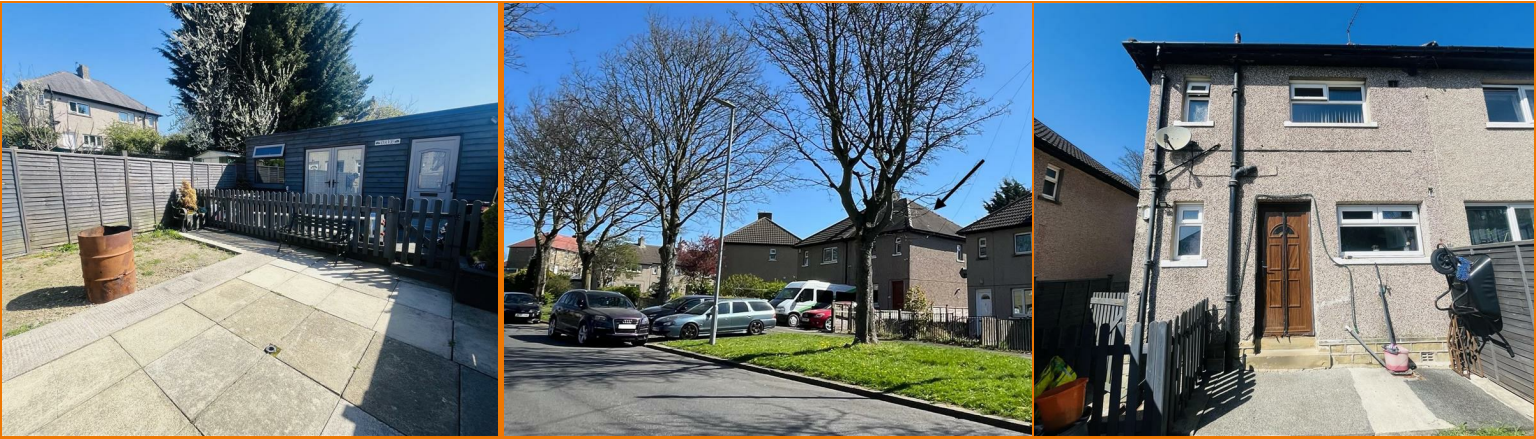


Bradley Boulevard

, Huddersfield, HD2 1DY

Auction Guide £90,000

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*** PART OF A COLLECTIVE AUCTION SALE *** OFFERED AT THE JOHN SMITHS STADIUM ****
STARTING AT 7PM PROMPT (ARRIVE EARLY TO REGISTER) ON THE 22ND OF MAY****
TRADITIONAL/COMMON AUCTION CONDITIONS *** LIVE & FACE TO FACE BIDDING IN THE ROOM

This SPACIOUS AND WELL PRESENTED semi-detached house on Bradley Boulevard is a sold SUBJECT TO AN EXISTING TENANT WHO HAS BEEN IN OCCUPATION FOR A GOOD NUMBER OF YEARS AND KEEPS THE PROPERTY IN GOOD ORDER. This ex-authority property has a generous living space featuring a comfortable lounge, a fitted dining kitchen, two spacious bedrooms and a dressing room. There is an also a well appointed family bathroom and as you would expect a gas fired central heating system and sealed unit double glazing.

The tenant has expressed a wish to "stay on" and is currently rolling over on an assured short-hold agreement with rent passing at £500 pcm.

The rear garden is low maintenance and generous. For the avoidance of doubt the summer house is the property of the tenant. To the front is an off road parking arrangement.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'11" x 3'11"

Accessed via a uPVC double glazed front door in a wood grain style, having a staircase rising to the first floor and an internal door leading to the lounge.

LOUNGE

13'5" x 11'9"

A well presented reception room positioned at the front of the property with a uPVC double glazed window, contemporary Nordic grey style laminate floor covering and understairs cupboard storage area where the Vokera combination boiler is housed.

DINING KITCHEN

15'1" x 7'2"

Fitted with a range of wall and base units with complementary working surfaces in quartz style which incorporate a four ring electric hob and a stainless steel inset sink unit with mixer tap. The kitchen is further equipped with a fitted oven beneath the hob and plumbing machine along with provision for a drier. There is also space for a fridge/freezer, a central heating radiator, tiled floor covering and uPVC double glazed windows overlooking the rear garden and a uPVC double glazed door in a wood grain style giving access to the exterior of the property.

FIRST FLOOR

BEDROOM ONE

9'10" x 8'10"

Positioned to the rear of the property with a uPVC double glazed window and central heating radiator.

BEDROOM TWO

10'9" x 7'10"

Having a uPVC double glazed window to the front elevation and a cupboard/wardrobe storage unit.

DRESSING ROOM

8'2" x 6'10" incl bulkhead

With a uPVC double glazed window positioned to the front elevation.

BATHROOM

Fitted with a three piece suite comprising panel bath mixer shower over, pedestal hand wash basin and low flush wc. There are complementary tiled walls, a uPVC double glazed window with privacy glass inset and a central heating radiator.

LANDING

Including a lobby giving access to the dressing room and second bedroom.

OUTSIDE

There is an off road parking area to the front of the house and to the rear is an enclosed, low maintenance garden. It should be noted that the summerhouse in the garden belongs to the tenant and does not form part of the purchase.

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

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.

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG 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.*

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 catalogue for full explanation.

TENURE

To be confirmed in the legal pack.

VIEWINGS

Strictly by appointment, contact the office to book.

AN OPEN VIEWING SLOT IS NOW AVAILABLE AT 13.00 ON TUESDAY THE 13TH MAY.

