



# BOULTONS



## Longwood Road

Paddock, Huddersfield, HD3 4EH

Auction Guide £50,000



\*\*\* OFFERED BY WAY OF A TRADITIONAL AUCTION SALE \*\*\*\* ON THURSDAY 27TH OF FEBRUARY, STARTING AT 7PM AT THE JOHN SMITHS STADIUM.

This predominantly front facing and part over dwelling house enjoys an attractive rear aspect with a pleasant view. This spacious 3 bedroom investment property is equipped with a central heating system and sealed unit double glazing and although arguably ready to be freshened up before being offered back to the rental market is in generally decent order. Given its convenient location and spacious accommodation this property is poised to attract a variety of tenants, making it an attractive investment opportunity. A fantastic opportunity for those looking to expand their property portfolio or begin their investment journey. Comprising; Living Kitchen, cellar, 3 beds, a bathroom and small front garden.



Rear view





ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'4" x 3'6" (1.03 x 1.09)

Accessed via a uPVC double glazed front door with privacy glass inset, with a staircase rising to the first floor, a central heating radiator and an internal door leading through to the living kitchen.

LIVING KITCHEN 13'9" 3'3"x 13'5" max (4.2 1x 4.10 max)

Fitted with a range of wall and base units with complementary working surfaces, part tiled splashbacks around the sink and worktops, adjacent to a PVC double glazed picture window. There is provision for an electric cooker, plumbing for a washing machine, a wall mounted Vaillant boiler, a gas fire (decorative only) and a central heating radiator. An internal door leads to the cellar steps which descend to the cellar.

FIRST FLOOR

LANDING 5'10" x 6'0" (1.78 x 1.85)

Galleried style landing with a loft hatch (not accessed at the time of the appraisal).

BEDROOM 1, front 14'3" x 10'4" (4.35 x 3.17)

With a central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2, rear 13'9" x 10'5" max (4.21 x 3.19 max)

Enjoying an attractive aspect of woodland and beyond to the Colne Valley via a uPVC double glazed picture window, central heating radiator.

BEDROOM 3 5'10" x 10'6" (1.79 x 3.22)

With a central heating radiator and a uPVC double glazed window with the aforementioned view.

BATHROOM 6'2" x 5'10" plus entrance (1.9 x 1.8 plus entrance)

Fitted with a panel bath with shower over, low flush wc, pedestal hand wash basin, part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a small, low maintenance buffer garden to the front of the house

COUNCIL TAX BAND A

VIEWINGS

Please be advised that the auction block viewings will be taking place on Tuesdays the 11th, 18th and 25th February, Friday 14th February and Saturday's 8th and 15th February all at 12.00 noon prompt.

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 27th February 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

TENURE

To be confirmed in the legal pack.

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

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.

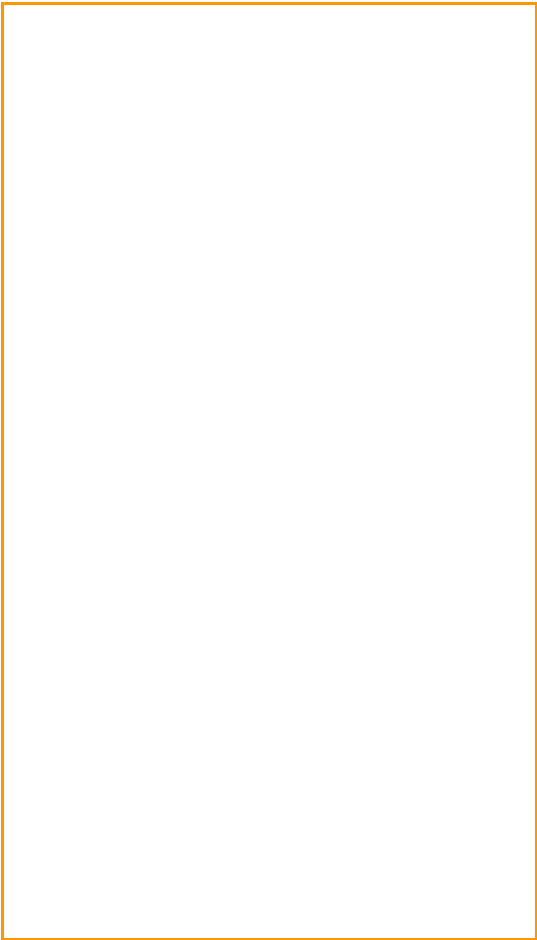
AUCTION INFORMATION

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.\*

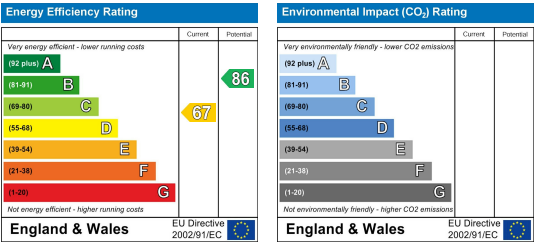
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.