

BOULTONS

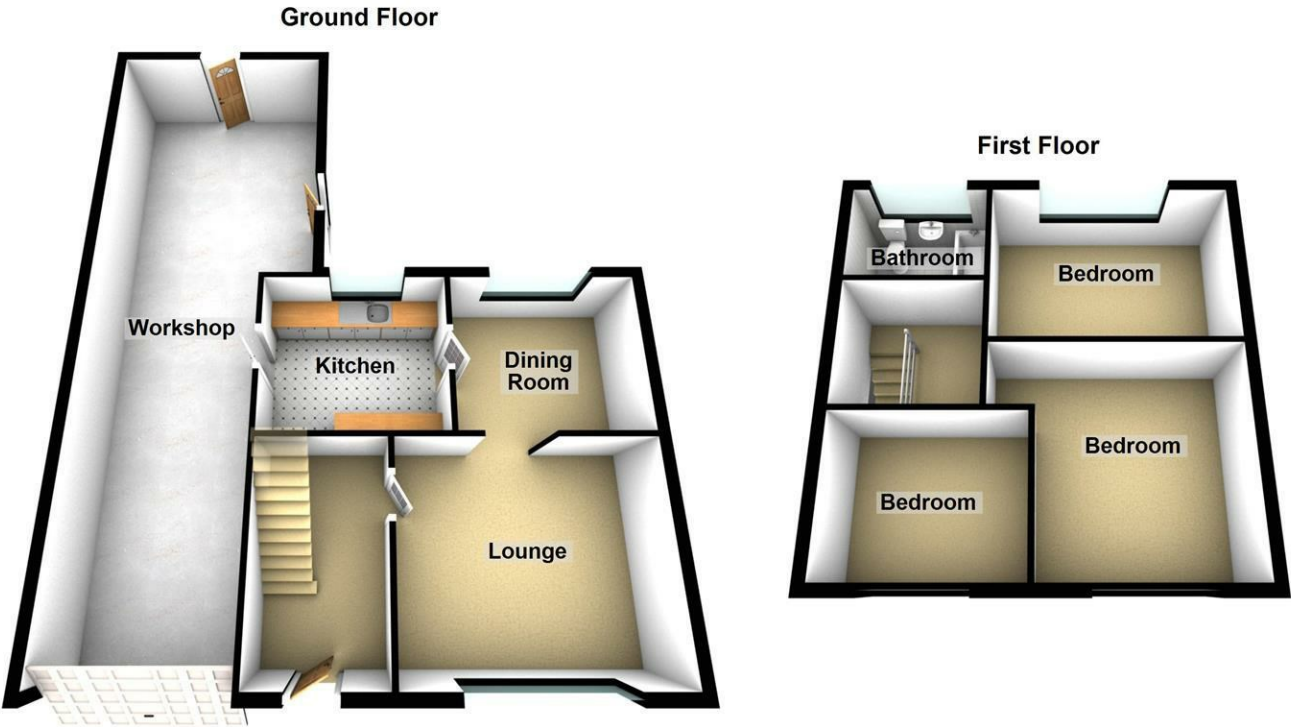
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



118 Elmfield Drive
Odsal, Bradford, BD6 1QA

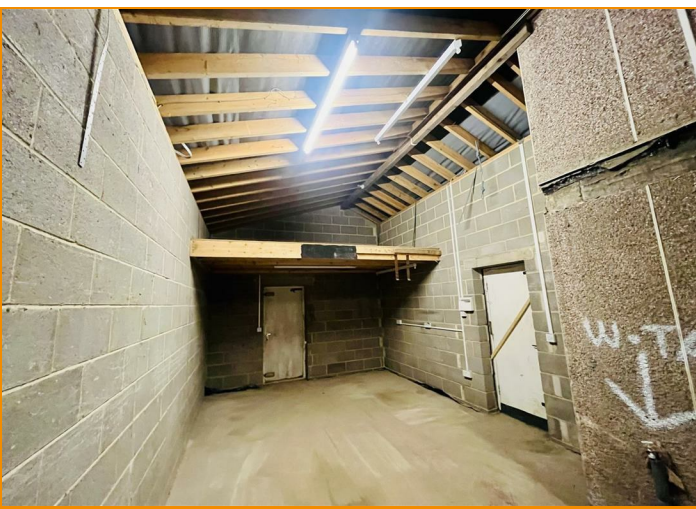
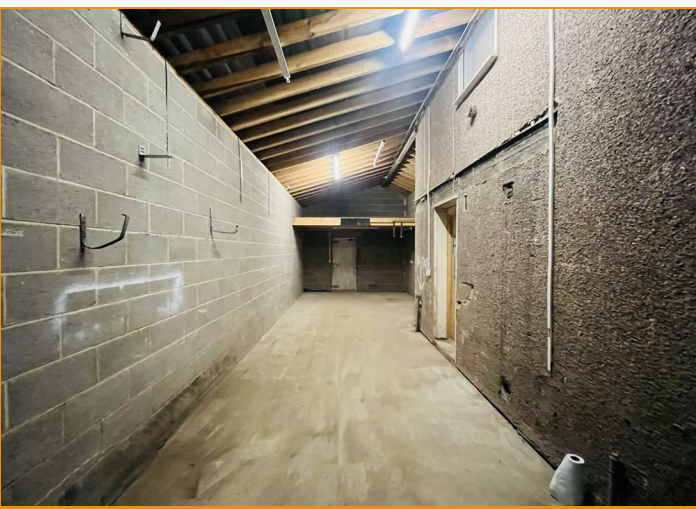
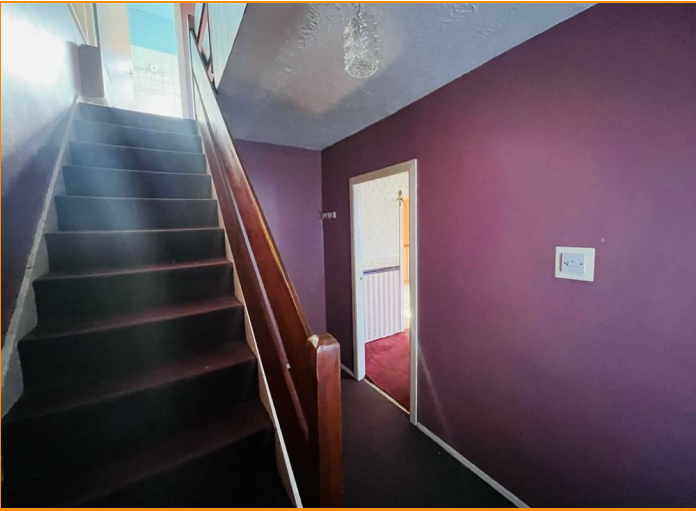
Auction Guide £120,000

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Plan produced using PlanUp.
118 Elmfield Drive, Bradford





*** BY WAY OF TRADITIONAL AUCTION *** LIVE FACE TO FACE BIDDING *** 22.05.25 @ THE JOHN SMITHS STADIUM ***
FANTASTIC REFURB PROJECT WITH HUGE WORKSHOP/GARAGE ATTACHED **** POTENTIAL FOR CONVERSION OR
EXTENSION TO CREATE LIVING ACCOMODATION SUBJECT TO PLANNING PERMISSION ****

This NON-TRADITIONAL 3 BED semi-detached house presents an excellent opportunity for those seeking a property ripe for modernisation or re-modelling. Lending itself to extension, conversion or remodelling (subject to works & planning)

One of the standout features of this property is the extensive workshop or as it could be used the attached tandem garage, which offers a wealth of possibilities such as for additional living space (subject to works and PP), hobbyists or those in need of additional practical storage. Ideal for self employed builders, mechanics or the like.

Situated close to the city centre, local amenities and with easy access to motorway links. The property is being offered through a traditional or common auction method of sale, making it an exciting prospect for investors or private owner occupiers that they can truly make their own.

With its potential for improvement and modernisation, this three-bedroom semi-detached house on Elmfield Drive is to be offered as part of a collective auction sale at the John Smiths Stadium in Huddersfield on the 22nd of May. Be there before 7pm to register in time to bid in this live event.

RECEPTION HALL

11'5" x 6'6"

The hall has a staircase rising to the first floor with storage beneath and a traditional timber front door.

LOUNGE

13'5" max x 11'9"

Featuring a gas fire with a stone surround providing a focal point to the room with alcove display units at either side. There is a decorative dado rail and a window to the front elevation.

DINING ROOM

9'10" x 8'6"

This room features a uPVC single-glazed window positioned to the rear elevation and a dado rail.

KITCHEN

10'2" x 9'6"

The kitchen has a range of wall and base units with working surfaces, part tiled splashbacks and a stainless steel inset sink unit. There is provision for gas cooker and a uPVC single-glazed window positioned to the rear elevation. From the side door into the kitchen, access can be gained to the workshop.

FIRST FLOOR

BEDROOM 1

11'5" x 10'5" max

This double bedroom has two uPVC single-glazed windows to the front elevation and laminate flooring.

BEDROOM 2

13'1" max x 8'10"

This bedroom is positioned at the rear of the property and houses the cylinder cupboard and header tank. It has a uPVC single-glazed window.

BEDROOM 3

9'6" x 8'2" including the bulkhead

This a generous single bedroom and is positioned at the front of the property with a single glazed window.

BATHROOM

7'2" x 5'2"

The white three-piece suite comprises a low-level WC, a hand wash basin and a panelled bath with part tiled splashbacks and a shower over. There is a uPVC single-glazed window to the rear elevation.

WORKSHOP

21'3" x 9'6" (front); 15'8" x 12'5" (rear)

6.5m x 2.9m (front section); 4.8m x 3.8m (rear section). With a roller door at the front, power, light, water and mezzanine style storage elevated in the high roof section towards the rear of this generous workshop/garage space. There are doors leading out to the garden and yard area along with an internal convenience door giving easy passage through to the kitchen.

OUTSIDE

To the side of the property is a double garage/workshop with a roller door to the front elevation and a convenience door leading to the exterior of the property. At the rear is an enclosed storage yard behind the workshop. Directly behind the main residence is an established, enclosed lawned garden. To the front is a block paved driveway and a front buffer garden area.

AUCTION INFORMATION

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.

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.

VIEWING ARRANGMENTS

Block viewings at the property on Saturday the 19th April, Saturday 3rd May, Tuesday 13th & Saturday 17th May all at 10.15 prompt. You do not need to pre register to attend.

COUNCIL TAX. BAND A.

Bradford local authority.

TENURE

We understand that the property is a freehold arrangement. Full information will be made available in the auction contract pack prior to the sale.

