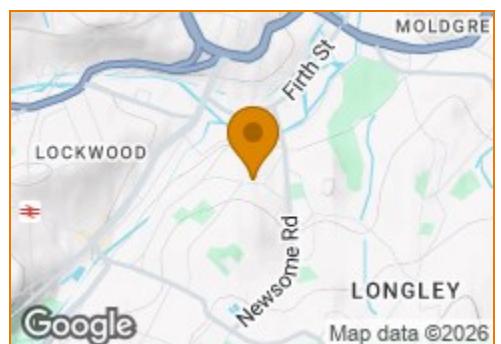


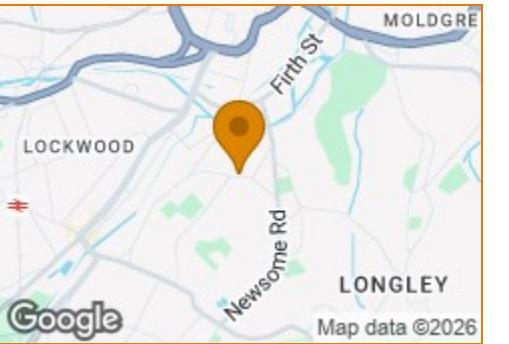
#### Terrain Map



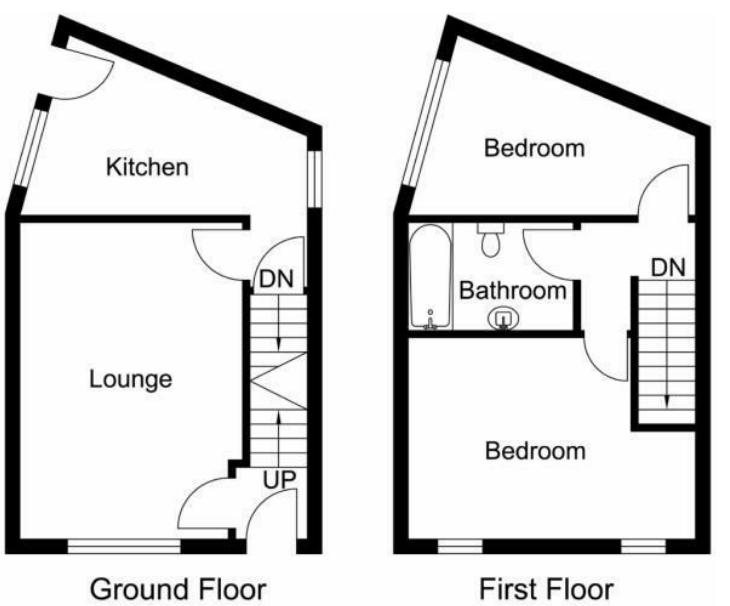
#### Hybrid Map



#### Terrain Map



#### Floor Plan



#### 11 Stile Common Road, Newsome

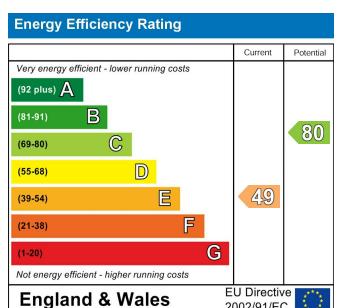
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

[www.virtual360.net](http://www.virtual360.net)

#### 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



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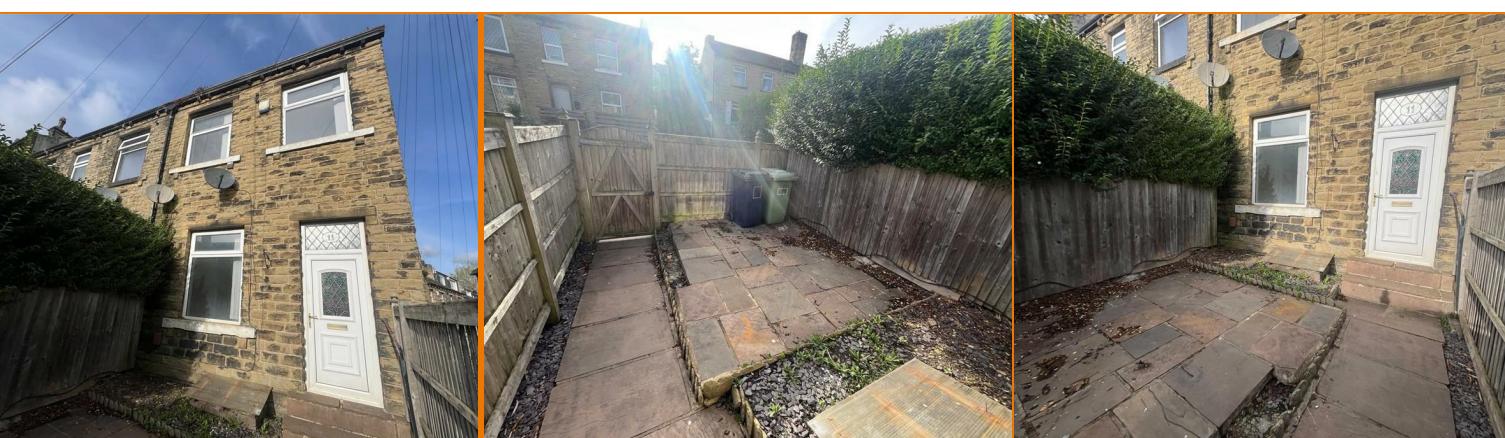
# BOULTONS



## Stile Common Road

Primrose Hill, Huddersfield, HD4 6DD

**Auction Guide £70,000**



# Stile Common Road

## Primrose Hill, Huddersfield, HD4 6DD

### Auction Guide £70,000



\*\*\* ATTENTION INVESTORS \*\*\* ONLINE BIDDING \*\*\* OPEN FOR 24 HOURS \*\*\*  
DATE TBC \*\*\* UNDER TRADITIONAL AUCTION CONDITIONS \*\*\*

A charming stone built, end and through terrace house offering an excellent opportunity for those looking to invest in a property with potential for improvement. Boasting two well-proportioned bedrooms, a useful lower ground floor space and a comfortable reception room, this home is deceptively spacious.

The property is showing signs of movement but has already undergone some remedial repairs.

Its handy position near local amenities and the university makes it an ideal choice for the buy to let market.

This two-bedroom through terrace is being offered through an online auction under traditional auction rules, just visit our website to register, view the legal pack and bid.

#### ACCOMMODATION

##### GROUND FLOOR

###### ENTRANCE LOBBY

Accessed via a uPVC double glazed front door and having a central heating radiator and a staircase rising to the first floor.

###### LOUNGE

14'5" x 10'5" max

The focal point for the room is a decorative feature fireplace, there is a uPVC double glazed window positioned to the front elevation and a central heating radiator.

###### KITCHEN

11'9" max x 8'6" max

Not square or rectangular in shape, fitted with a range of wall and base units, working surfaces, inset sink unit, four ring gas hob with oven beneath. There is provision for additional white goods under the worktops and there are part tiled splashbacks around the preparation areas, tiled floor covering. You will also find a uPVC double glazed window to the side elevation and a rear door leading out to the exterior. There is a wall mounted ideal combination boiler and a central heating radiator.

###### LOWER GROUND FLOOR

14'1" x 9'6"

With a central heating radiator, spotlights, fuse board and meters and a uPVC double glazed window positioned to the front elevation.

###### FIRST FLOOR

###### BEDROOM 1

13'1" max x 9'2"

There are two uPVC double glazed windows positioned to the front elevation, central heating radiator.

###### BEDROOM 2

13'1" x 5'6"

With a central heating radiator and a uPVC double glazed window.

###### BATHROOM

7'6" x 5'2"

Fitted with a white three piece suite comprising panel bath with shower over, low flush wc and pedestal hand wash basin. Part tiled splashbacks and a central heating radiator.

#### OUTSIDE

To the front is an enclosed, stone flagged cottage style garden and to the rear, what appears to be a shared courtyard, to be confirmed in the legal pack.

#### AGENTS NOTES

This property has been the subject of some structural movement and we are informed that there has been some remedial work to the rear section by the passage, details to be displayed in the legal pack.

#### Auction Notes

The lot is offered in an online auction which is open for 24 hours. DATE TBC

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 catalogue for full explanation.

#### Viewing

Viewings are by appointment running up to the sale date. Call now to arrange an inspection.

#### Holding Fee

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

#### COUNCIL TAX. BAND A.

