

# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



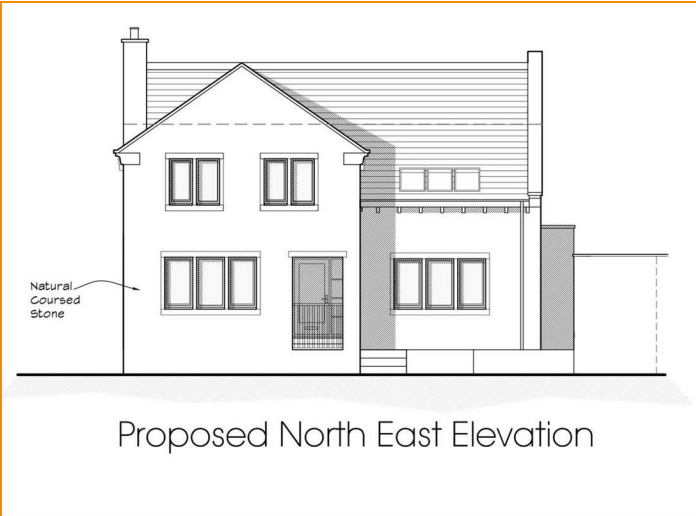
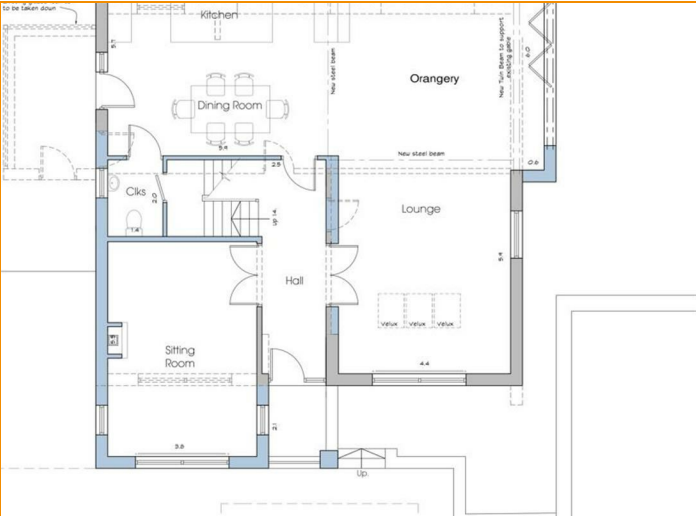
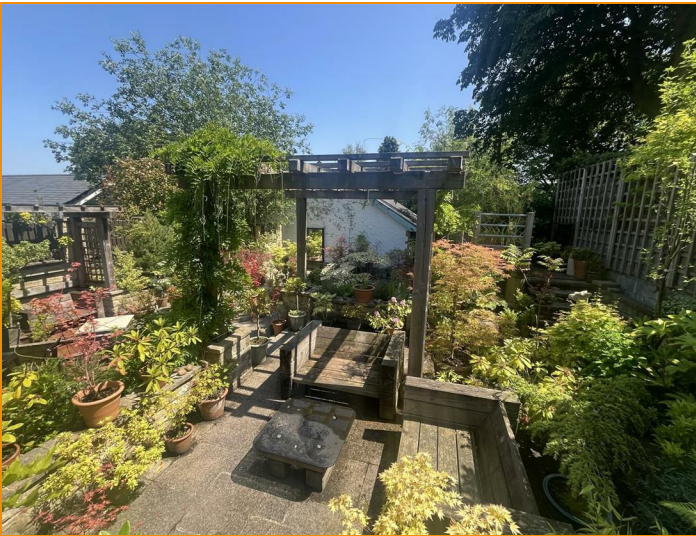
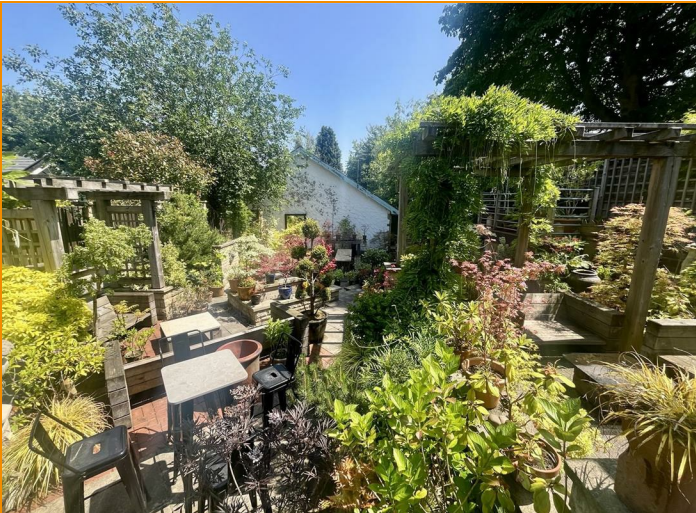
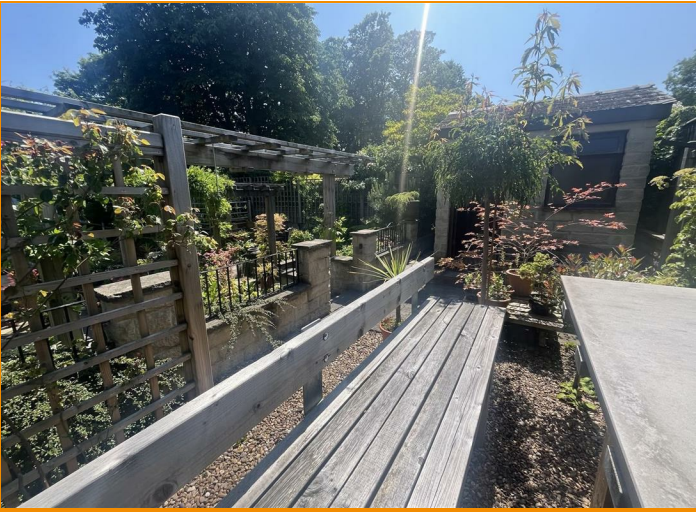
1a Dingley Road  
Edgerton, Huddersfield, HD3 3AY

Auction Guide £350,000

2 1 1







\*\*\* ONLINE AUCTION \*\*\* OPEN TO BID FOR 24 HOURS \*\*\* FROM SEPTEMBER 4TH TILL NOON ON THE 5TH OF SEPTEMBER \*\*\* TRADITIONAL/Common AUCTION CONDITIONS \*\*\*

TUCKED AWAY off Dingley Road, is this charming detached bungalow. Presenting a rare opportunity for those seeking a position hidden away from the hustle and bustle of everyday life, but still close enough to tap into the abundance of amenities in and around both Lindley and Marsh..

The bungalow boasts a beautiful garden, which offers a splendid outdoor area for relaxation and entertaining. The stunning gardens provide a picturesque backdrop in addition to the significant development potential, allowing grand designers to envision and create their dream space. Whether you wish to expand the existing structure or create a new scheme the possibilities are obvious and of course are subject to planning approval.

The existing arrangements require "finishing off" and provide two well-proportioned bedrooms, a comfortable open plan living room, dining area and kitchen plus a bathroom.

To see what could be done please see Application Number: 2021/62/90126/W on Kirklees planning website.

Situated in a highly sought-after location, this bungalow offers the perfect blend of tranquillity and convenience, making it an attractive proposition for anyone looking to invest in a property with great potential.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

13'5" x 5'4"

Accessed via a traditionally styled front door and with a central heating radiator and a loft hatch giving access to a roof void (not inspected at the time of the appraisal).

INNER HALLWAY

4'5" x 3'9"

BEDROOM 1

12'5" x 11'0"

With a timber framed single glazed window positioned to the front elevation, decorative coving along with a range of split level hanging rails. Central heating radiator.

BEDROOM 2

14'10" x 8'0" plus entrance

With timber framed single glazed window to the front elevation and a central heating radiator.

STORE ROOM

11'1" x 8'7"

Partitioned off Bedroom 2, suitable for a variety of uses, subject to natural light and completion works.

BATHROOM

12'4" x 5'3"

Fitted with a three piece suite comprising pedestal hand wash basin, low flush wc and panel bath. Works in situ for a shower, to be completed. Timber framed single glazed window positioned to the gable end with privacy glass inset, central heating radiator.

LIVING KITCHEN

33'2" x 12'10"

A large and social reception area including dining, seating and kitchen areas. The kitchen area is part completed with quartz working surfaces,, provision for fitted appliances including oven, hob, housings and cut-outs in place, integrated dishwasher and extraction. There is a decorative feature fireplace on the gable end in the living room area, timber framed single glazed windows positioned to the rear elevation and French doors leading to the Garden Room and a traditionally styled timber framed single glazed door to the summer house at the side of the property.

SUMMER HOUSE

11'10" x 6'9"

Part wall and timber framed single glazed in construction with a Baxi combination condenser boiler. The front door is also timber framed and single glazed in construction with privacy glass inset.

GARDEN ROOM

10'8" x 9'5"

OUTSIDE

We are informed the side garden area is retained on a leasehold arrangement with a peppercorn annual rent. This garden area has been painstakingly landscaped in a Japanese/ornamental style with raised beds, planted pockets, seating area, pergolas, outbuildings and provision for water features. The garden will have year round scent and colour with the well stocked beds and extensive landscaping. The garden is rented with a long leasehold with an annual ground rent of £5.62.

PLANNING NOTES

NOW LAPSED/PREVIOUS PERMISSION: ERECTION OF EXTENSIONS AND ALTERATIONS TO EXISTING COACH HOUSE TO FORM ANNEXE ACCOMMODATION ASSOCIATED WITH COACHWAYS, 1A DINGLEY ROAD, EDGERTON, HUDDERSFIELD, HD3 3AY AND PARTIAL DEMOLITION OF EXISTING BUNGALOW WITH RE-BUILD TO FORM 2 STOREY DWELLING (WITHIN A CONSERVATION AREA).

TENURE

We understand that the property is a long leasehold arrangement. Thornhill Estates are the freeholder. The garden is on a separate lease arrangement and amounts to ... over a 999 term.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from the 4th of September for 24 hours with closing bids before 12.00 noon on the 5th of September 2025, 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 catalogue for full explanation

VIEWING ARRANGMENTS

Strictly by appointment through the sole auctioneers.

HOLDING FEE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC