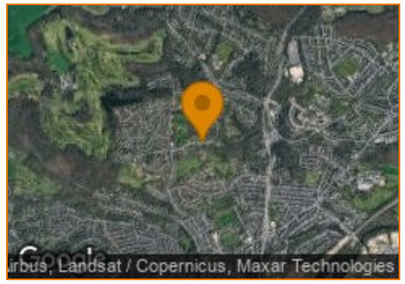
BOULTONS

## Terrain Map



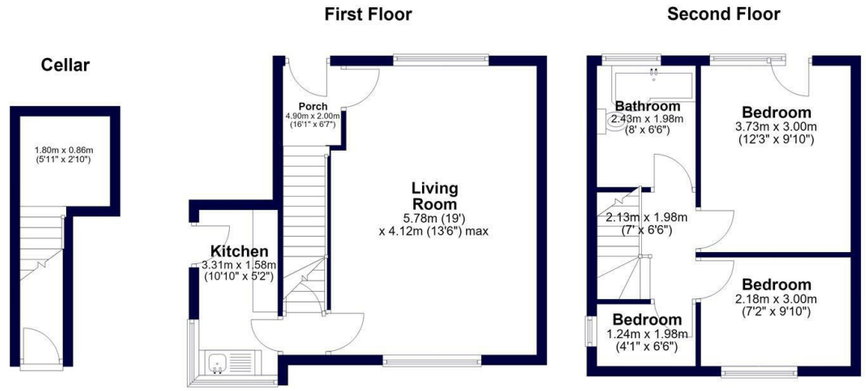

## Hybrid Map




## Terrain Map




## Floor Plan




Total area: approx. 71.2 sq. metres (766.8 sq. feet)

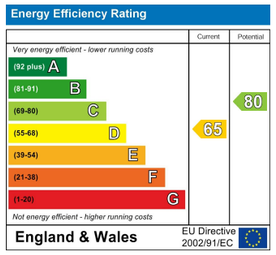
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**170 Netheroyd Hill Road**

## 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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# Netheroyd Hill Road

Cowcliffe, Huddersfield, HD2 2LZ

## Auction Guide £150,000

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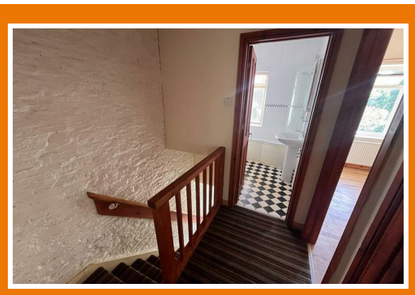




# Netheroyd Hill Road

## Cowcliffe, Huddersfield, HD2 2LZ

## Auction Guide £150,000







*** ATTENTION LOCAL BUILDERS & “GRAND DESIGNERS” *** ONLINE AUCTION ***

** TRADITIONAL AUCTION CONDITIONS *** EXCITING PROJECT IDEAL FOR EXTENSION (SPP) **

Enjoying an elevated position set well back off Netheroyd Hill Road is this charming end-terrace house.

Presenting a most exciting opportunity for those looking to refurbish and remodel their dream home.

With a most generous lounge with enough room for a dining area and two well-proportioned bedrooms, a box room and a bathroom, the property is perfect for small families or couples seeking a project to make their own.

The house is situated in a lovely position, offering far-reaching views that enhance the appeal of the location. The generous garden plot provides ample outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

More than that with potential for extension, subject to the necessary permissions, the possibilities are endless.

This highly prized area is conveniently located near schools and local amenities, making it an excellent choice for families. Additionally, it offers easy access to the M62, ensuring that commuting to nearby towns and cities is straightforward.

Offered with no upper chain, this property is ready for its new owners to take the next steps in creating a home tailored to their tastes. This is a rare opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY
3'7" x 3'7"
Accessed via an aluminium framed double glazed front door, exposed whitewashed stone wall on display, cloaks hanging, a staircase rising to the first floor and an internal door leading through to the lounge.

LOUNGE/DINING AREA
18'7" x 13'3" max
This generous reception room is large enough to incorporate a dining area and has an abundance of natural light via the double glazed windows positioned to the front and rear elevations. You will also find two central heating radiators, an antique oak effect laminate floor covering and the focal point for the room is a traditionally styled stone feature fireplace with decorative electric fire inset. An internal door leads to a cellar head area which in turn opens up to the kitchen.

KITCHEN
10'7" x 5'3"
The kitchen is fitted with a range of base and wall units with provision for a gas or electric cooker and plumbing for a washing machine. There is also space for a tallboy fridge freezer and there is a stainless steel inset sink unit with draining board and mixer tap. Secondary glazed units around the sink area provide natural light into the room and a solid side door leads to the exterior of the property. Part tiled splashbacks surround the preparation and cooking areas.

LOWER GROUND FLOOR

KEEPING CELLAR
5'9 x 5'9"
Housing the fuse board, electricity meter with stone keeping niches and lighting.

FIRST FLOOR

BEDROOM 1
11'3" x 9'7"
Enjoying far reaching views towards Emley Moor and the surrounding countryside via a double glazed window, central heating radiator and a light oak effect laminate floor covering.

BEDROOM 2
9'7" x 7'1"
Having a double glazed unit positioned to the rear elevation and a central heating radiator. Light oak effect laminate floor covering.

BOX ROOM
6'3" x 4'
With a uPVC double glazed window positioned to the gable end, laminate floor covering in a light oak design and a central heating radiator.

BATHROOM
7'9" x 6'4"
Fitted with a modern white three piece suite comprising P shaped bath with matching splashscreen, mixer tap and shower over, pedestal hand wash basin and low flush wc. Heated two rail, central heating radiator and complementary tiled walls. A combination boiler is concealed within a cupboard unit, fitted mirror fronted medicine cupboard and positioned to the front elevation is a double glazed window with views over Huddersfield towards the Accu Stadium.

LANDING
6'4" x 6'2"
With a continuation of the exposed stonework with the whitewashed finish, balustrade and spindles on display, loft hatch allowing access to a roof void (not inspected at the time of the appraisal).

OUTSIDE
Extensive, largely lawned, gardens to the front and side of the property together with planted pockets, rockeries and flower beds along with outbuildings, garden shed and a small patio area adjacent to the kitchen.

COUNCIL TAX. BAND B

TENURE
The sale is FREEHOLD and retaining a leasehold arrangement. 999 years from 29 September 1919.

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 online catalogue for full explanation.

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

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 will 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.

AUCTION INFORMATION
SALE DATE OPEN TO BID TBC 12 NOON FOR 24 HOURS: Closing bids 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



