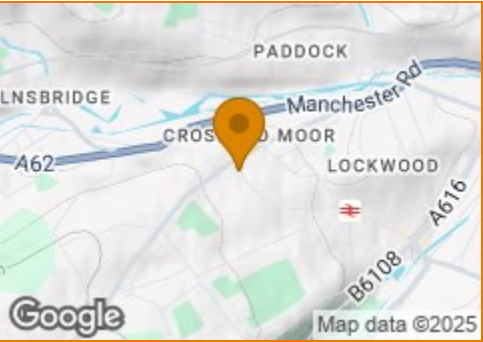


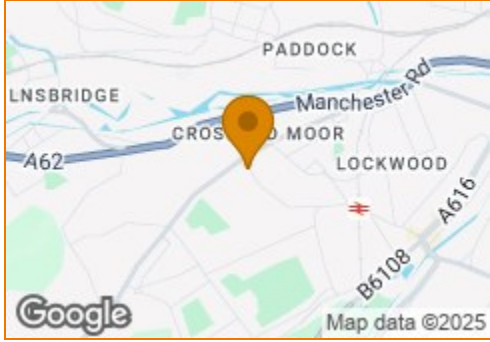
Terrain Map



Hybrid Map



Terrain Map



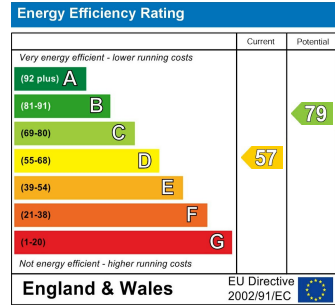
Floor Plan



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



BOULTONS



Nabcroft Lane
, Huddersfield, HD4 5EA

£45,000



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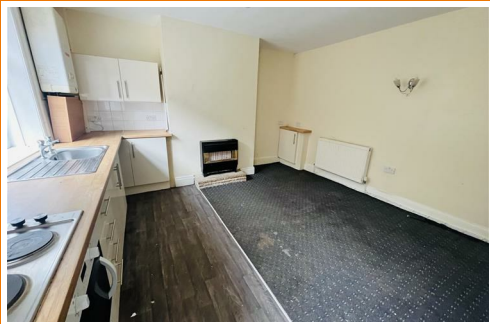
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Nabcroft Lane

, Huddersfield, HD4 5EA

£45,000



**** BY WAY OF TRADITIONAL AUCTION *** LIVE IN THE ROOM BIDDING AT THE JOHN SMITHS STADIUM *** STARTING AT 7PM PROMPT ON THE 22ND OF MAY **** ARRIVE EARLY TO. REGISTER ****

A rear facing back to back with modern fixtures and fittings, a gas fired central heating system and sealed unit double glazing. An attractive prospect for buy to let landlord's due to the convenient location near amenities, bus routes and the town center. The property has a long letting history and although ready for some improvements is not far from being "letting ready". Comprising: Entrance lobby, living kitchen, 1 bedroom and bathroom. Outside is a courtyard style patio n garden which is low maintenance in nature.

ACCOMMODATION

GROUND FLOOR

LIVING KITCHEN

12'5" max or 10'9" to chimney breast ????

Accessed via a solid PVC front door, open plan in design with the kitchen area positioned towards the front of the property where there is a uPVC double glazed window overlooking the front garden. The kitchen is fitted with a range of wall and base units in a white gloss finish with light oak effect working surfaces which incorporate a 4 ring electric hob and a stainless steel inset sink unit and drainer. There is a fitted oven beneath the hob and plumbing for a washing machine. There are two central heating radiators, decorative gas fire, wall mounted combination boiler and an internal door leads down to a keeping cellar (not inspected at the time of the appraisal).

FIRST FLOOR

BEDROOM

13'1" x 9'2" max. 7'6" to the chimney breast

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

BATHROOM

6'10" x 6'2" max incl bulkhead

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

LANDING

5'6" x 6'6" incl staircase

With a loft hatch giving access to the roof void (not inspected at the time of the appraisal), central heating radiator.

OUTSIDE

There is a patio style garden with an old outbuilding, in need of general refurbishment.

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.

VIEWINGS

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 2.30pm prompt. You do not need to pre register to attend.

TENURE

Full information will be made available in the auction contract pack prior to the sale.

COUNCIL TAX

Band A

