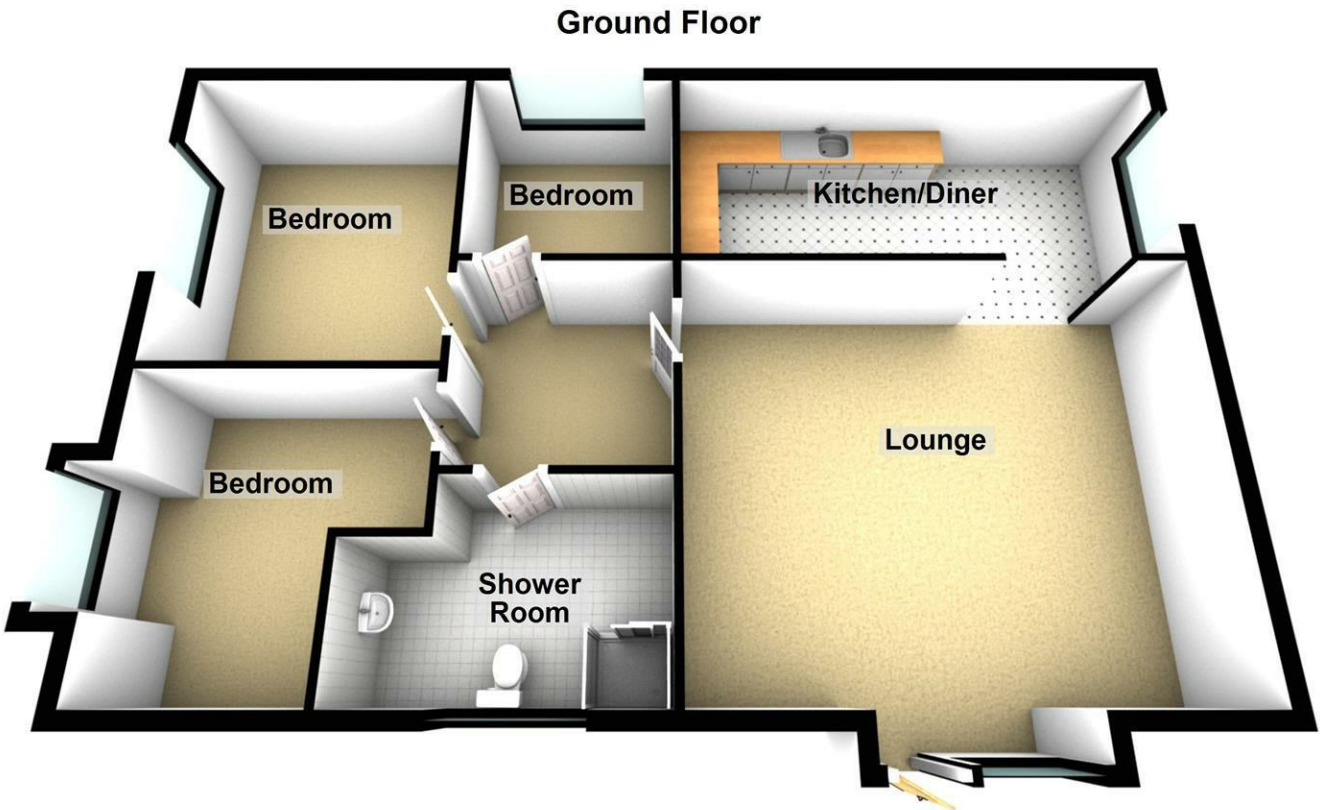


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



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

1 Derwent Drive, Huddersfield



1 Derwent Drive
Dalton, Huddersfield, HD5 9PX

Auction Guide £170,000



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



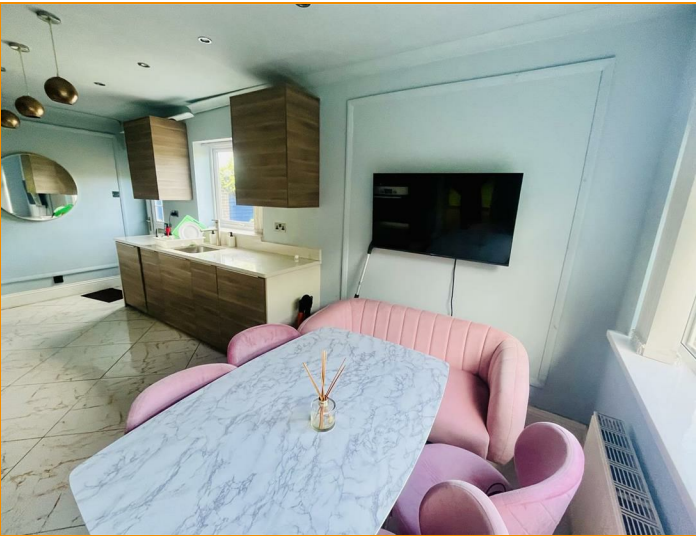
VALUERS



LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



**** OFFERED BY WAY OF TRADITIONAL AUCTION **** LIVE, FACE TO FACE BIDDING AT THE JOHN SMITHS STADIUM **** SALE DATE 22.05.2025. *** SALE STARTS AT 7PM PROMPT, ARRIVE EARLY TO REGISTER ****

A modern 3 bedroom detached bungalow on a generous corner plot which offers excellent levels of privacy and may also lend itself to extension subject to the necessary consents. Having already been the subject of modernisation but now ready for some repairs which would bring the property up to the standard it was. Occupying an established residential location near to daily amenities and also not far from Huddersfield town center itself. Upon inspection you will find an attached double garage, modern dining kitchen, lounge with patio doors leading out to the garden, a modern wet room style shower room and 3 bedrooms.

Previously offered on the market at £290,000 and now sensibly priced to sell in this auction under common auction conditions.

ACCOMODATION

All laid out in a true bungalow style arrangement on one, ground floor level.

LOUNGE

11'6" x 18'11"

A generous reception room with a central heating radiator, laminate flooring. There are bi-fold double glazed patio doors leading out to the garden and internal doors leading from kitchen then door down to bedrooms.

DINING KITCHEN

18'9" x 9'3"

Fitted with a range of base level and eye level wall units with granite worksurfaces. Integrated oven, hob, microwave and dishwasher. Provision for American style fridge freezer. With marble effect tiled floor covering. Access door and double glazed windows to the front and side elevation.

BEDROOM 1

12'4" x 11'6"

Spacious double bedroom with a central heating radiator and a double glazed window to the side elevation.

BEDROOM 2

9'6" x 11'8"

Another generously sized double bedroom with a central heating radiator and a double glazed window positioned to the rear elevation.

BEDROOM 3

8'7" x 7'10"

A good sized bedroom with fitted wardrobes, a laminate floor covering and a central heating radiator. There is a double glazed window to the side elevation.

SHOWER ROOM

A well appointed bathroom suite being fully tiled to the walls and floor along with a walk-in "wet room" style shower cubicle, a low flush WC, with hand held Shattaf toilet bidet attachment, plus a double sink unit with mixed tap over. Thee is a heated towel radiator and a double glazed window with privacy glass inset.

OUTSIDE

Externally you will find established gardens that wrap around the property are predominantly level and laid to lawn (although a little overgrown now) to the front and side of the property is a drive way which is securely tucked away behind gates and in turn leads to an attached twin/double garage which houses the combination boiler.

AUCTION INFOMATION

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.*

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.

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.

TENURE

We understand that the property is a leasehold arrangement. Details to be confirmed in the legal pack provided prior to the auction.

COUNCIL TAX. BAND B.

VIEWING ARRANGMENTS

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 11.45am prompt. You do not need to pre register to attend.

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	