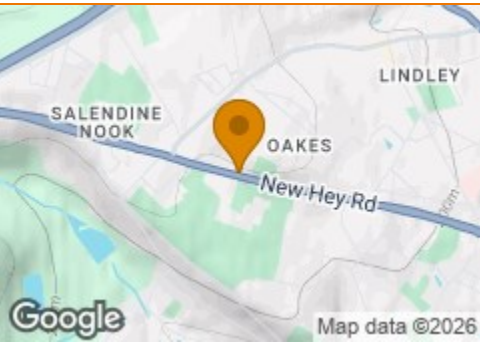


# BOULTONS

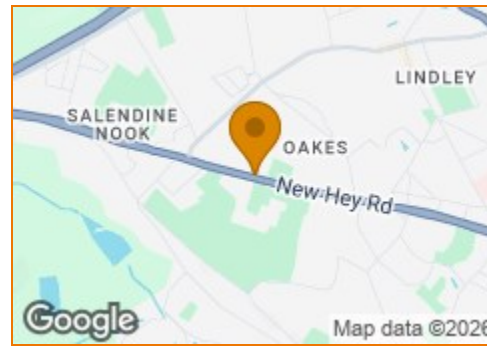
Terrain Map



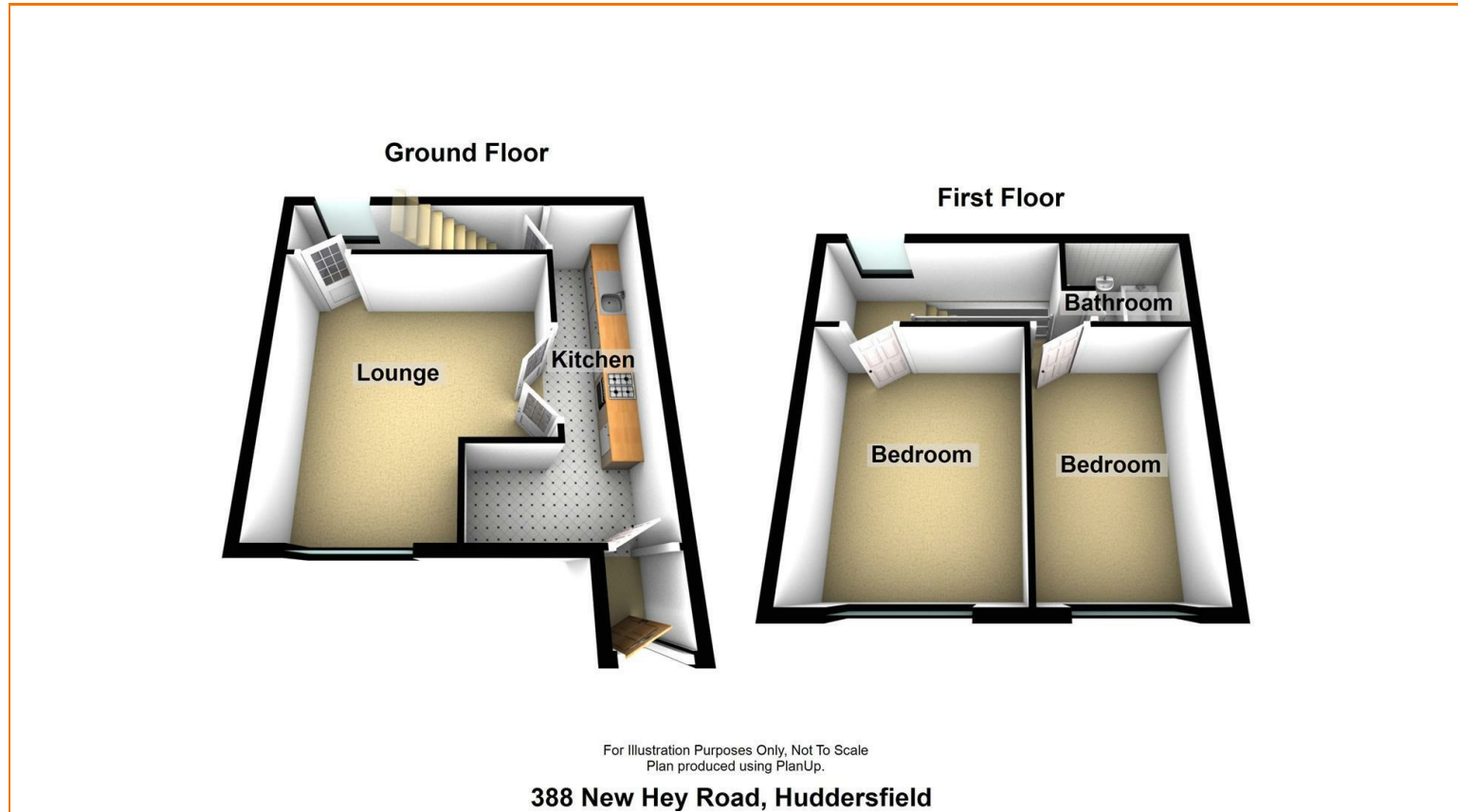
Hybrid Map



Terrain Map



Floor Plan



**New Hey Road**  
, Huddersfield, HD3 4GP

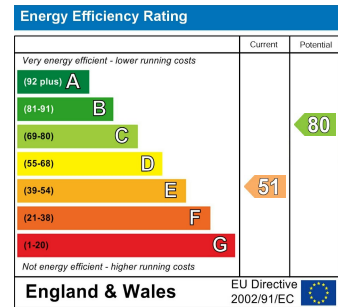
**Auction Guide £75,000**



**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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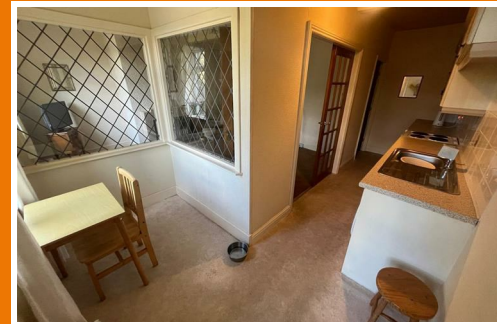
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# New Hey Road

, Huddersfield, HD3 4GP

## Auction Guide £75,000



ONLINE AUCTION OPENING 8TH JUNE 12 NOON, OPEN TO BID FOR 24 HOURS, BIDDING CLOSSES AT 12 NOON 9TH JUNE

This charming through by light cottage presents a delightful opportunity for those seeking an exciting project, already a cosy yet surprisingly spacious home with enormous potential. With two well-proportioned bedrooms, a comfortable reception room and kitchen with dining area this property is certainly more than first appears.

The cottage has been well cared for, with traditional character while also offering the potential for a new lease of life with some improvements.

This property will be available for purchase through traditional auction conditions via our online bidding platform, with an anticipated sale date in late May, subject to legal processes.

Just visit our website to register, view the legal pack and bid during the 24 hour window that the auction runs.

This is a fantastic opportunity to secure a property in a popular location with easy accessibility to local amenities, the M62 and nearby schooling. Ideal for giving landlords and speculators a good level of confidence looking at the end use either to let or resale

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

3'6" x 3'1"

Part wall and part uPVC double glazed in construction with a traditional glazed internal door leading to the dining area.

##### DINING AREA

9'4" x 4'6"

With a uPVC double glazed window overlooking the front garden, semi open plan in design adjacent to the kitchen, internal glazed leaded windows which provide borrowed light to the lounge.

##### KITCHEN

13'7" x 4'6"

Fitted with a range of wall and base units in a maple style with complementary marble effect working surfaces which incorporate a

stainless steel inset sink unit and drainer. The kitchen is further equipped with provision for an electric cooker, space for a fridge and plumbing for a washing machine. There are part tiled splashbacks around the preparation areas and a pair of glazed internal French doors leading to the lounge and a glazed internal door leading to the staircase which rises to the first floor.

##### LOUNGE

15'5" x 14' max

The focal point for the room is a gas fire within a traditional tiled surround and there is a uPVC double glazed window positioned to the front elevation. To the rear of the room is an internal glazed door which gives access to the cellar head which has a uPVC double glazed window to the rear elevation and also the Brittany 2T water boiler.

##### CELLAR

Provides useful additional storage and houses the electric meter and fuse board.

##### FIRST FLOOR

##### BEDROOM 1

13'5" x 10'8"

Having a uPVC double glazed window positioned to the front elevation.

##### BEDROOM 2

12'9" x 7'9"

With a loft hatch allowing access to a roof void which was not inspected at the time of the appraisal, uPVC double glazed window.

##### BATHROOM

6'5" x 5'5"

With a three piece grey coloured suite comprising panel bath with shower over, pedestal hand wash basin and low flush wc. There are 3/4 splashbacks around the wet areas, a glazed door leads to the landing with privacy glass inset allowing borrowed light into the bathroom from the landing.

##### OUTSIDE

To the front of the property is an attractive low maintenance cottage garden. The house is through by light in design with the curtilage being to the front of the property.

##### TENURE

Title Number: WYK442144. Tenure: Freehold

### COUNCIL TAX. BAND A

### AUCTION INFORMATION

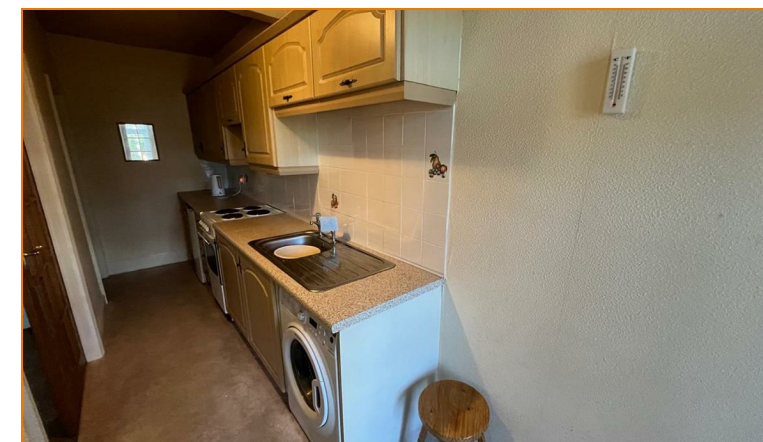
AUCTION OPENING 8TH JUNE 12 NOON, OPEN TO BID FOR 24 HOURS, BIDDING CLOSSES AT 12 NOON 9TH JUNE

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

### 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.



### 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.

### HOLDING FEE

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