



BOULTONS



£80,000

Eastlands Huddersfield HD5 8SE

1 Eastlands, Huddersfield, HD5 8SE

Nestled in the Eastlands, Huddersfield, this three-bedroom semi-detached house presents a remarkable opportunity for those looking to invest in a property with potential. This traditional auction offers a 24-hour bidding window.

The property, while in need of improvement, is brimming with possibilities for renovation and enhancement. It is particularly appealing to speculators and investors who are keen to transform a house into a home or a lucrative rental opportunity. The semi-detached design provides a sense of space and privacy, making it an attractive option for families or individuals seeking a project.

With its prime location in Huddersfield, residents will benefit from the local amenities, schools, and transport links that the area has to offer.

For those interested in seizing this opportunity, we invite you to visit our website to register and place your bid. This is a chance to invest in a property that holds great promise in a vibrant community. Don't miss out on the potential that this home has to offer.

ENTRANCE LOBBY

27" x 4'1" (0.79m x 1.24m)
Accessed via a uPVC double glazed front door, there is a central heating, staircase rising to the first floor and an internal door leading to the lounge.

LOUNGE/DINING AREA

19'7" x 9'7" max (5.97m x 2.92m max)
This generous sized through room is large enough to incorporate a dining area, has a decorative feature fireplace, central heating radiator and a uPVC double glazed window positioned to the front elevation. To the rear elevation are sliding uPVC double glazed patio doors leading out to the rear garden.

BREAKFAST KITCHEN

9'1" x 9'7" (2.77m x 2.92m)
Fitted with a range of wall and base units, working surfaces, one and a half bowl stainless steel inset sink unit. Plumbing for a washing machine, provision for a slot-in cooker and tiled walls and floor, breakfast bar and a uPVC double glazed window positioned to the rear elevation.

UTILITY/STORE ROOM

6'1" x 6'5" (1.85m x 1.96m)
With a uPVC double glazed side door, central heating radiator and an additional storage/utility area which houses the fuse board and gas meter.

FIRST FLOOR

LANDING

8'0" x 2'9" (2.46m x 0.84m)
Loft hatch giving access to the roof space (not inspected at the time of the appraisal) and a linen/cupboard store where the combination boiler will be found.

BEDROOM 1

13'7" x 9'8" max (4.14m x 2.95m max)
With a laminate floor covering, central heating radiator, cupboard/wardrobe extending over the staircase and a uPVC double glazed window.

BEDROOM 2

12'4" x 5'8" (3.76m x 1.73m)
With a uPVC double glazed window to the rear elevation, central heating radiator and laminate floor covering.

BEDROOM 3

10'7" x 6' (3.23m x 1.83m)
With a uPVC double glazed window, laminate floor covering, central heating radiator and a wardrobe extending over the stairs.

BATHROOM

5'5" x 6'6" (1.65m x 1.98m)
With panel bath with mixer shower over, pedestal hand wash basin, low flush wc, tiled walls and a uPVC double glazed window.

OUTSIDE

There are gardens to the front, side and rear of the property, the exact boundaries to be determined in the legal pack.

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 FROM --- TBC --- 12 NOON FOR 24 HOURS: Closing bids --- TBC --- 12 NOON.

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

Directions

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