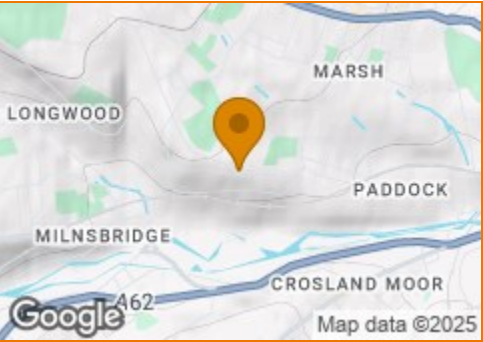


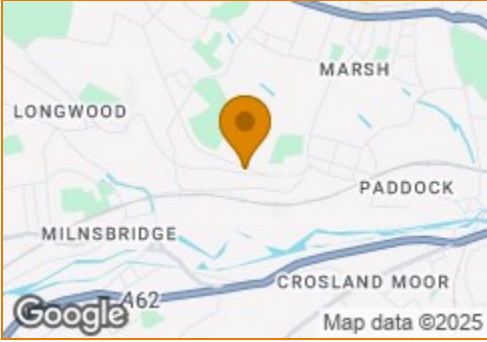
Terrain Map



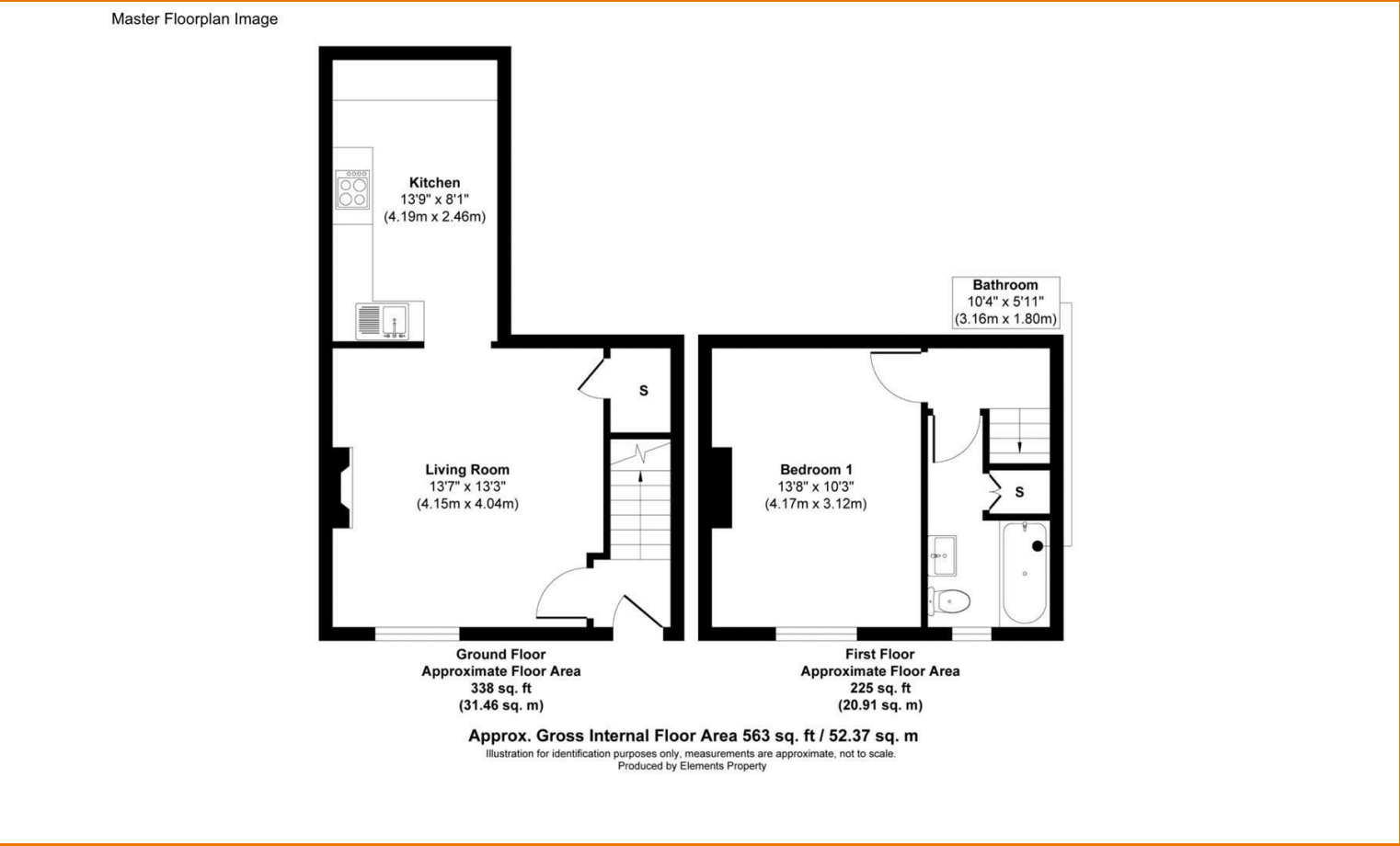
Hybrid Map



Terrain Map



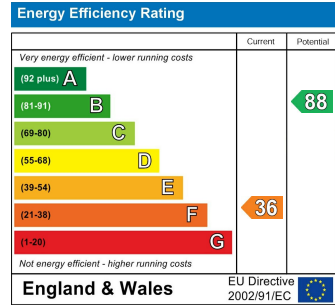
Floor Plan



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



Longwood Road

Paddock, Huddersfield, HD3 4EH

Auction Guide £45,000



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**** ONLINE AUCTION SALE **** OPEN TO BID FOR 24 HOURS ****
TRADITIONAL/COMMON AUCTION CONDITIONS *** VISIT OUR WEBSITE TO
REGISTER & BID **** BIDDING STARTS 8th OF SEPTEMBER @ 12.00 NOON ***

A one bedroom under dwelling which enjoys a pleasant rear aspect and is set back from the main thoroughfare.

This two storey stone built under dwelling is ready for a new lease of life and is most conveniently placed, has a long and successful letting history and will appeal to the landlord market. Accommodation briefly comprising: entrance lobby, lounge, kitchen, bedroom and bathroom. Sealed unit double glazing and a gas fired central heating system. Outside there is an easily managed patio style garden.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'7" x 3'3"

With a staircase rising to the first floor, a central heating radiator and an internal door leading through to the lounge. The property is accessed via a uPVC double glazed front door with privacy glass inset.

LOUNGE

13'7" x 13'4" max

With a uPVC double glazed picture window positioned to the front elevation overlooking the front garden and wooded aspect beyond including distant views across the Colne Valley during the winter months. The focal point for the room is a contemporary electric fire positioned to the chimney breast, central heating radiator, cupboard storage under the stairs.

KITCHEN

13'1" x 8'1"

Semi open plan in design with borrowed light from the lounge, fitted with a range of maple effect wall and base units, complementary working surface which incorporate a stainless steel inset sink unit and a four ring electric hob. The kitchen is further equipped with a fitted oven, plumbing for a washing machine and concealed within one of the units is the fuse board. Part tiled splashbacks surround the preparation area, a number of plug sockets and a central heating radiator.

FIRST FLOOR

BEDROOM 1

13'8" x 10'5" max

Also enjoying the aforementioned views via the uPVC double glazed window, central heating radiator.

BATHROOM

5'5" x 6' plus entrance

Fitted with a three piece suite, in need of some repair, comprising pedestal hand wash basin, low flush wc and panel bath with shower over. Part tiled splashbacks around the wet areas, central heating radiator and a uPVC double glazed window with privacy inset. Positioned in the entrance to the bathroom is a useful linen cupboard extending over the bulkhead which houses the combination boiler.

OUTSIDE

To the front of the property is a patio style garden, a little overgrown could easily be redeemed.

TENURE

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 8th of September for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 9th of September) through our online bidding system available on our website. A traditional auction under common auction conditions held online.

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

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.

HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 8th OF SEPTEMBER. VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

HOLDING FEE

£300 of your £5300 holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

COUNCIL TAX BAND A

TENURE

We understand that the property is a long leasehold arrangement, full details will be uploaded to the auction website for you to inspect prior to bidding.

