

# BOULTONS

Terrain Map



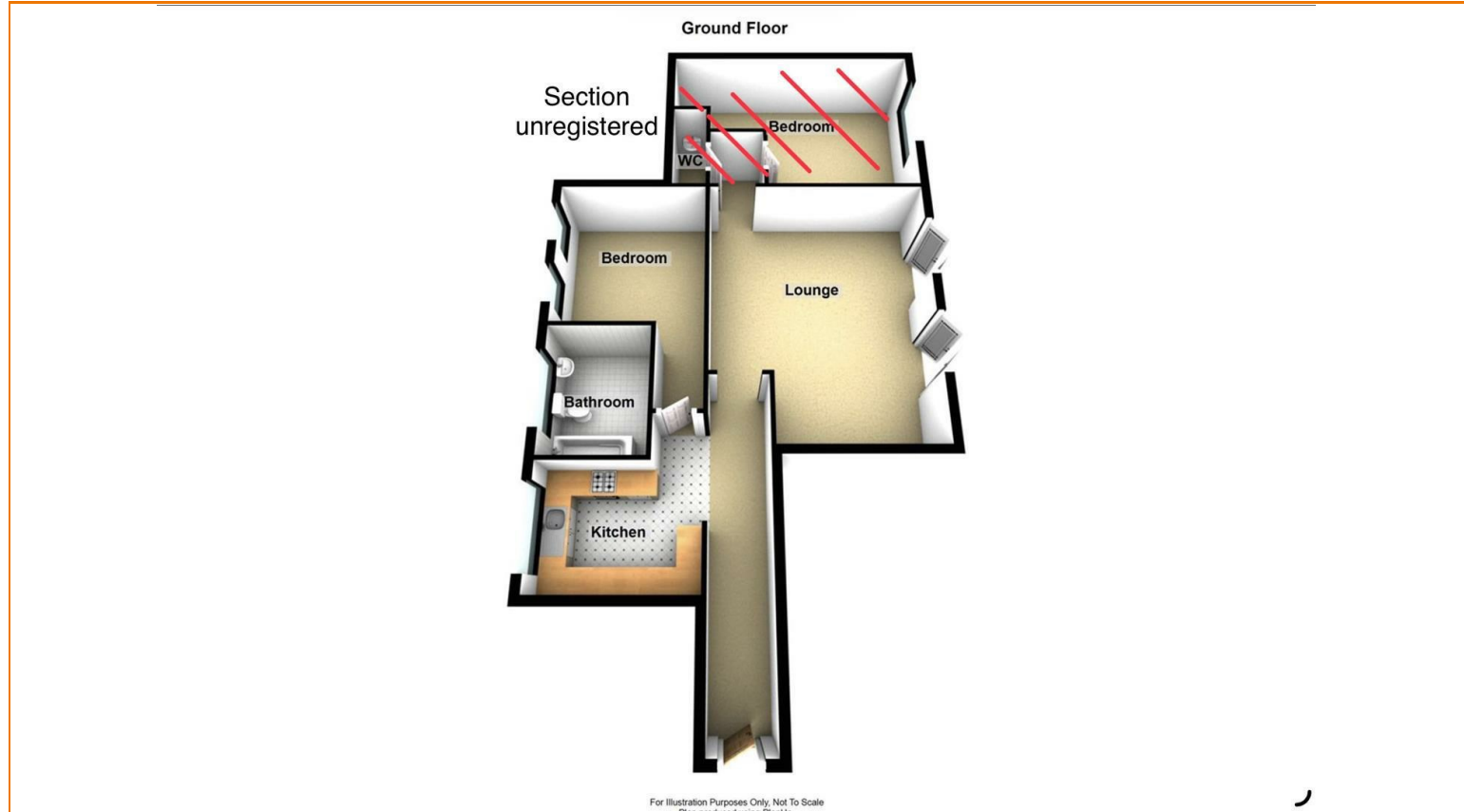
Hybrid Map



Terrain Map



Floor Plan



**Bryan Road**  
Edgerton, Huddersfield, HD2 2AH

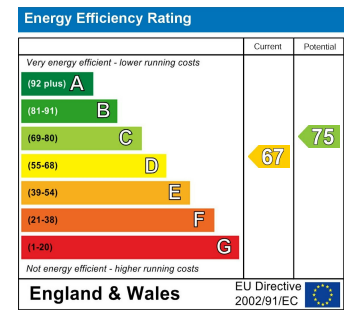
**Auction Guide £90,000**

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**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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# Bryan Road

Edgerton, Huddersfield, HD2 2AH

Auction Guide £90,000



**\*\* OFFERED BY AUCTION UNDER TRADITIONAL CONDITIONS VIA AN ONLINE BIDDING PLATFORM \*\* SAT WITHIN EXTENSIVE & BEAUTIFUL GROUNDS \*\***

Well situated on the prestigious Bryan Road is this splendid ground floor garden apartment, offering a wonderful blend of period elegance and practical single one level design. Housed within a grand and famous grade 2 listed building, the property boasts two generously sized double bedrooms and a welcoming reception room with easy access out onto your private garden terrace which overlooks the stunning grounds.

This residence has been well loved and now presents enormous potential for those looking to add their personal touch. The spacious layout, all on one level has a title discrepancy which means the 2nd bedroom and W.C is unregistered albeit provably within the same family's ownership since 2002.

Prospective bidders should undertake their own enhanced due diligence into the legal possession or regularisation of this part through their legal representatives.

**ANTICIPATED SALE DATE:** opening at 12.00 on the 28th MAY & **OPEN TO BID FOR 24 HOURS** and closing also at 12.000 noon on the 29th of May.

## ACCOMMODATION

### SHARED COMMUNAL AREA

Accessed via a traditional style front door. The postboxes will be found in this area together with the door to the apartment.

### RECEPTION HALLWAY

Accessed from the front door, housing the intercom system and leading through to the principal accommodation past the kitchen and providing a good circulation space for coats and shoes etc.

### LOUNGE

19'8" x 15'5"

A generous sized reception room large enough to incorporate a

dining area, enjoying excellent levels of natural light via the French doors which lead out to the garden area. There is decorative coving and two electric storage wall heaters.

### CLOAKROOM/WC

Fitted with a hand wash basin and a low flush wc, tiled splashback.

### BREAKFAST KITCHEN

15'1" x 10'9"

Fitted with a range of wall and base in a limed oak style units in a limed oak style with complementary working surfaces incorporating a one and a half bowl inset sink unit with mixer tap over. The kitchen is further equipped with an integrated fridge, freezer and washing machine along with an electric hob, space for a microwave oven and there are two timber framed double glazed windows with privacy glass inset positioned to the rear elevation.

### BEDROOM 1

13'5" x 10'2"

Positioned at the rear of the property with two timber framed double glazed windows with privacy glass inset positioned to the rear elevation and a range of bedroom furniture comprising two double wardrobes, two single bedside robes along with matching bedside drawers and cupboards over the bed. The robes provide a range of hanging and shelving. There is an electric storage wall heater, decorative coving and access to the bathroom which acts as an en suite arrangement.

### (EN SUITE) BATHROOM

9'2" x 6'10" (max)

Fitted with a panel bath with shower over, low flush wc, pedestal hand wash basin, cylinder cupboard, three quarter height tiled walls and two timber framed double glazed windows with privacy glass inset.

### BEDROOM 2

15'5" max x 11'9" max

With a timber framed double glazed window overlooking the grounds, decorative coving and electric storage heater.

## OUTSIDE

Two designated parking spaces for the subject property including also provision for visitors. There are manicured, established and well stocked grounds including a water feature, ornamental ponds and seating areas that the apartment can enjoy.

## TENURE

Leasehold arrangement with over 900 years remaining, a service charge of circa £2200 P.A and ground rent of circa £100 P.A although we are informed that the ground rent has not been collected in some years with the company having now reverted to the crown (escheat).

## COUNCIL TAX. BAND D.

## 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 (28.05.2026) OPEN TO BID FOR 24 HOURS:** Closing bids on or before 12.00 noon on 29th of May 2026.

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

