BOULTONS

Poplar Street

Birkby, Huddersfield, HD2 2PA

By Auction £90,000

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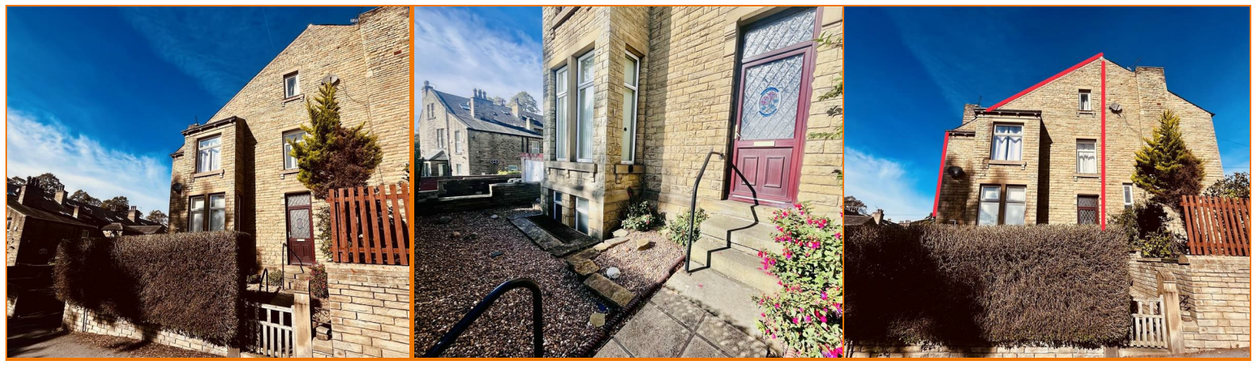
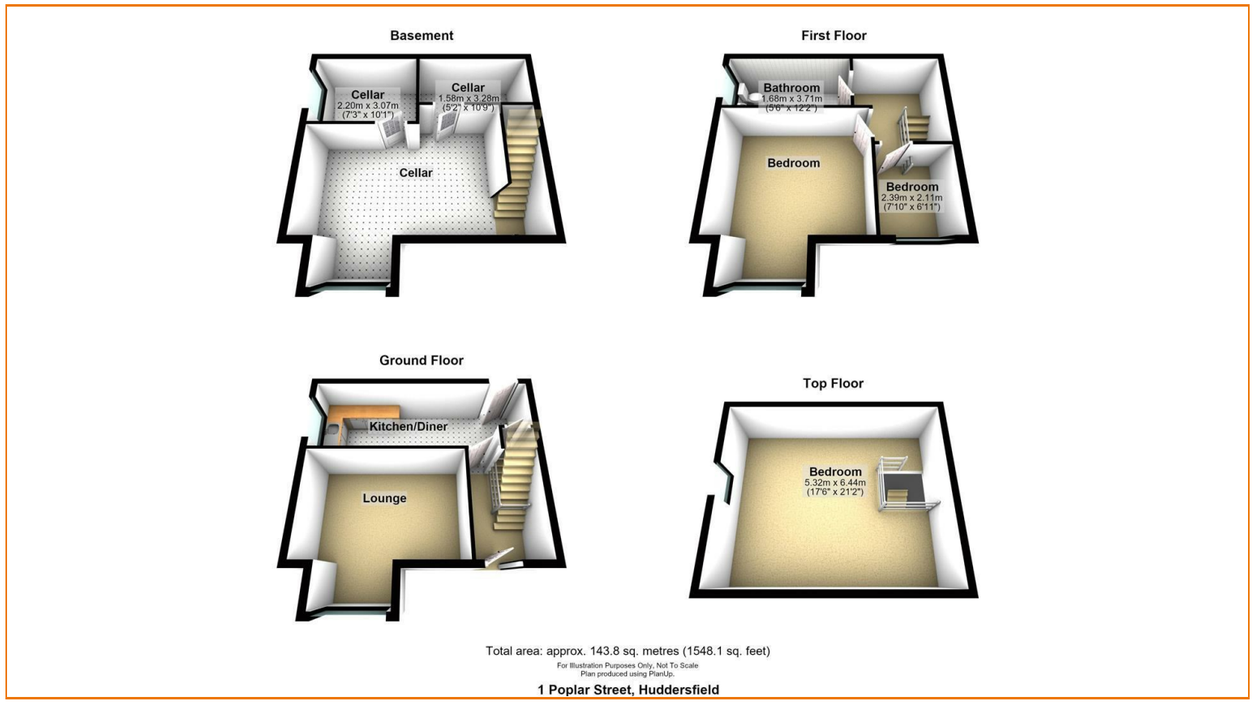


Terrain Map

Hybrid Map

Terrain Map

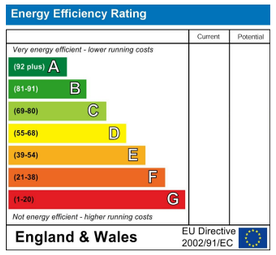
Floor Plan



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



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**** OFFERED BY WAY OF TRADTIONAL AUCTION - UNDER COMMON AUCTION CONDITIONS ****

+++ ONLINE BIDDING - VIA OUR WEBSITE - JUST REGISTER, VIEW THE LEGAL PACK & BID +++

This unique and spacious house offers an exceptional opportunity for those looking to invest in a property with great potential. Spanning four floors, this charming residence is ideal for improvement and remodelling, allowing you to tailor the space to your personal taste and lifestyle. Whether you envision a modern family home or a savvy investment property, the possibilities are endless.

For those interested in acquiring this remarkable house, it is available for sale via our online auction platform. Bidding will be open for 24 hours, with the anticipated sale date set for mid to late November (subject to grant of probate). This is a fantastic chance to secure a property that not only offers space and character but also the opportunity to make it your own.

To participate in the auction, please visit our website where you can register, view the legal pack, and place your bid.

Don’t miss out on this exciting opportunity to own a truly distinctive home in a desirable location and book your viewing today.

ACCOMMODATION

GROUNDFLOOR

ENTRANCE HALL
10' x 5'9"
Accessed via a uPVC double glazed front door with privacy glass inset with matching top light over. You will find a central heating radiator and a staircase rising to the first floor, along with decorative coving and two internal doors leading to the Lounge and Dining Kitchen.

LOUNGE
13'8" max x 14'4" max
With a uPVC double glazed bay window positioned to the front elevation, a central heating radiator, decorative coving, ceiling rose, high level skirting boards and a decorative feature gas fire with surround.

DINING KITCHEN
20'8" max x 8'4"
Fitted with a range of wall and base units with working surfaces which incorporate a stainless steel inset sink and drainer with mixer tap. There is also plumbing for a washing machine and provision for a gas cooker. There are part tiled splashbacks around the preparation area, cloaks hanging, a central heating radiator, a door leading to the outside passage and an internal door leading down to the lower ground floor basement/former wash kitchen. Positioned to the side elevation are two uPVC double glazed windows with privacy glass inset. An attractive period feature of note in this room is the stone and tiled decorative feature fireplace and decorative dado.

LOWER GROUND FLOOR

FORMER WASH KICHEN
15'4" min x 15'4" max
With a range of wall and base units, one and a half bowl stainless steel inset sink unit and working surfaces, wall mounted Vaillant combination boiler. Positioned in the chimney breast is the former Yorkshire cast range, alcove cupboard storage, stone flagged floor, electricity meter and fuse board plus access to former Pantry and Coal Hole.

FORMER PANTRY
10'1" x 6'5"
Stone keeping table with tiled top, wall and base units, tiled floor covering and a uPVC double glazed window with privacy glass inset.

FORMER COAL STORE

FIRST FLOOR

LANDING
10'6" x 8'6"
Providing access to two Bedrooms, Bathroom and second floor.

BEDROOM ONE
13'5" max (alcove) x 16'1" max (bay)
Enjoying good levels of natural light and distant views via the uPVC double glazed window to the front elevation, period decorative feature fireplace and central heating radiator.

BEDROOM
7'7" x 7'
Enjoying the aforementioned outlook via the uPVC double glazed window, central heating radiator.

BATHROOM
11'8" x 5'5" max
Fitted with a traditional three piece suite in a white colour scheme comprising pedestal hand wash basin, panel bath, low flush wc, part tiled splashbacks, shower over the bath, central heating radiator and a linen/toiletry cupboard. Positioned tot he gable end is a uPVC double glazed window with privacy glass inset.

SECOND FLOOR

ATTIC BEDROOM
18'9" x 12'8"
This generous top floor Bedroom enjoys the aforementioned views via the uPVC double glazed window to the front elevation and within the roof slope there is a skylight. You will also notice eaves storage.

OUTSIDE
Enclosed cottage style buffer garden to the front of the property. There is a driveway to the side of the house leading to a single detached garage.

TENURE
We understand that the property is a freehold arrangement having purchased the leasehold in 1999.

Full details available in the contract pack prior to bidding.

COUNCIL TAX. BAND A.

AUCTION INFORMATION
SALE DATE TO BE CONFIREMD. USUALLY OPEN TO BID FROM 12.00 NOON FOR 24 HOURS: EXPECTED DATES, MID TO LATE NOVEMEBR SUBJECT TO GRANT OF PROBATE

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.

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.

AGENTS NOTE
Grant of probate had been applied for an is in the course pf preparation. The property will not be offered at auction until such time as the grant is made and the legal pack is available to view in full.