

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



14 Branch Street
Paddock, Huddersfield, HD1 4JL

Auction Guide £70,000

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**** ATTENTION LOCAL LANDLORDS & SPECULATORS ** BY WAY OF TRADITIONAL AUCTION ****

++++ JUST VISIT OUR WEBISTE - ITS EASY TO REGISTER - VIEW THE LEGAL PACK & BID +++++

Nestled in a charming position backing off Branch Street, this characterful back-to-back house presents an excellent opportunity for those seeking a project to make their own. With two well-proportioned bedrooms and a comfortable reception room, this property offers ample space for speculators to work with.

One of the standout features of this home is its attractive rear aspect, which not only provides a pleasant view but also invites an abundance of natural light into the living spaces. The tucked-away location ensures a sense of privacy while still being conveniently close to local amenities, making daily life a breeze. Greenhead Park and Huddersfield town centre are just a stone's throw away, offering a variety of recreational and shopping options.

This property is being offered through a traditional auction via our online bidding platform, making it an accessible opportunity for potential buyers. With a little imagination and effort, this house is ready to be transformed into a beautiful home. To take the next step, simply visit our website to register, view the legal pack, and place your bid. Don't miss out on the chance to breathe new life into this charming property in a desirable location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A timber and glazed external door gives access to this Entrance Hall, with a central heating radiator, ceiling coving, ornate ceiling rose, delft rack and a door which leads into the inner hallway.

INNER HALLWAY

LOUNGE

14'11" x 12'5"

Having 3 wall light points, gas fire set on to a tiled hearth and backdrop, central heating radiator and ceiling coving.

LOWR GROUND FLOOR

BREAKFAST KITCHEN

16'1" x 14'11"

With a range of matching wall and base units, laminated work surfaces, part tiled walls and fully tiled floor. There is a 4 ring gas Range with adjacent hotplate and griddle, built-in oven and grill, plumbing for a washing machine, sealed unit double glazed window and a timber/glazed rear access door.

BATHROOM

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There are fully tiled walls, a central heating radiator and wall mounted extractor fan.

FIRST FLOOR

BEDROOM ONE

14'11" x 11'8"

Having fitted 6 door wardrobes with hanging and shelving facilities. There is a central heating radiator and sash window to the front.

BEDROOM TWO

9'3" x 7'4" incl bulkhead

With a central heating radiator, fitted bed base and hand wash basin.

OUTSIDE

There is a small garden area with open outlook.

BOUNDARIES & OWNERSHIPS

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE

Please note, the title is held on a freehold title with another property. The sale is just for No.14 and therefore, the title will be split into two separate registrations on completion. The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before bidding and effecting an exchange of contracts.

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 12 NOON 11TH NOVEMBER FOR 24 HOURS: Closing bids 12 NOON 12TH NOVEMBER.

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

