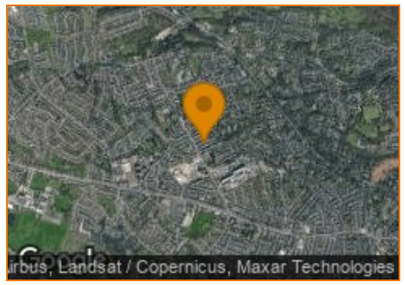
BOULTONS

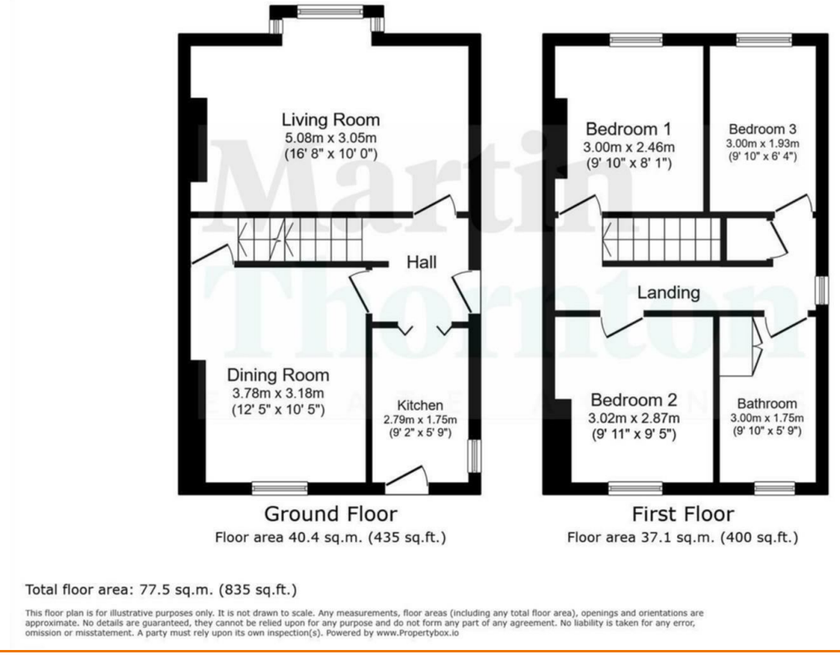
Terrain Map

Hybrid Map



Terrain Map

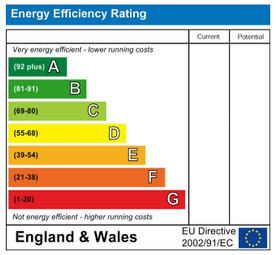
Floor Plan



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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Cressfield Road

Lindley, Huddersfield, HD3 3EF

Auction Guide £150,000

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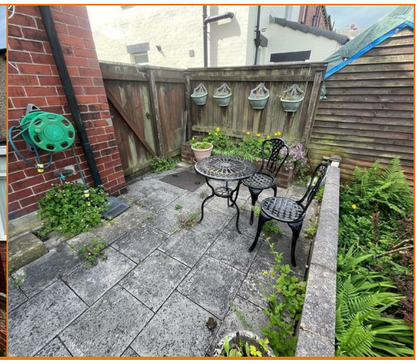

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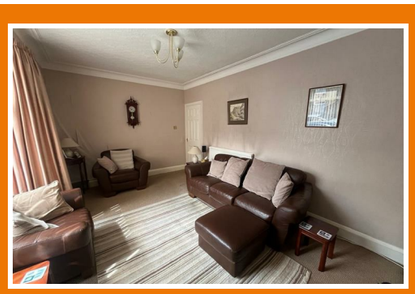
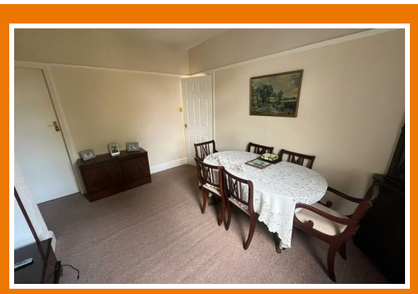



** ATTENTION INVESTORS & LOCAL BUILDERS ** BY WAY OF TRADITIONAL AUCTION ** OPEN TO BID VIA OUR ONLINE BIDDING PLATFORM ** AUCTION CLOSING 9TH JULY 12 NOON **

Nestled on the desirable Cressfield Road in Huddersfield, this spacious three-bedroom house presents an exciting opportunity for those looking to embark on a refurbishment project. Offered in a traditional auction format, this property is ideal for local builders and developers seeking to make their mark in a sought-after area.

The house boasts a generous layout, providing ample space for creative renovations. The front and rear gardens offer potential for outdoor enhancements, making it a perfect canvas for those with a vision. The anticipated sale date is set for early July, allowing interested parties to prepare for an easy online bidding process.

This property not only promises a rewarding project but also the chance to invest in a location that is highly regarded within the community. Whether you are looking to create a family home or a profitable investment, this house on Cressfield Road is a remarkable opportunity not to be missed.

GROUND FLOOR
Floor Area - 40.4 sq.m. (435 sq.ft.)

HALL
With a staircase rising to the first floor and access to the ground floor rooms.

LIVING ROOM
16'7" x 10'0"
A spacious bay fronted lounge with an abundance of natural light, a feature fireplace, decorative coving and central heating radiator.

DINING ROOM
12'4" x 10'5"
There is a decorative feature recessed fireplace, central heating radiator and a uPVC double glazed window overlooking the rear garden.

KITCHEN
9'1" x 5'8"
Fitted with a range of Beech effect wall and base units with complementary working surfaces which incorporated stainless steel inset sink unit with mixer tap over. There is provision for a cooker plus space for additional white goods under the countertops along with enjoying an integrated dishwasher. Part tiled splashback surround the preparation areas and there is a uPVC double glazed door with top light window over. This door allows easy access to the exterior of the property and its gardens.

FIRST FLOOR
37.1 sq.m (400 sq.ft.)

BEDROOM 1
9'10" x 8'0"
Double glazed unit. Central heating radiator.

BEDROOM 2
9'10" x 9'4"
Sealed unit double glazed window and central heating radiator.

BEDROOM 3
9'10" x 6'3"
Center heating radiator and a sealed unit double glazed window.

BATHROOM
9'10" x 5'8"
Fitted with a three piece white suite. Comprising a low flush w.c, panel bath with mixer shower, wash hand basin and part tiled splash backs.

LANDING

OUTSIDE
There is a low maintenance front section, a driveway at the side and a larger landscaped enclosed rear garden area.

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.

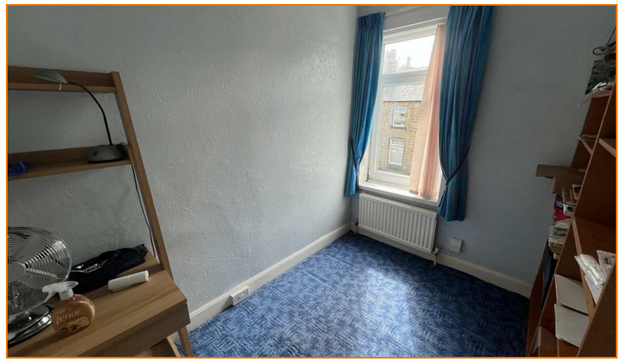
HOLDING FEE
£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

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
OPEN TO BID FOR 24 HOURS. OPENING 8.7.26 12 NOON. CLOSING 9.7.26 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

AGENCY NOTES
This property is offered as a joint agency with Martin Thornton LTD.