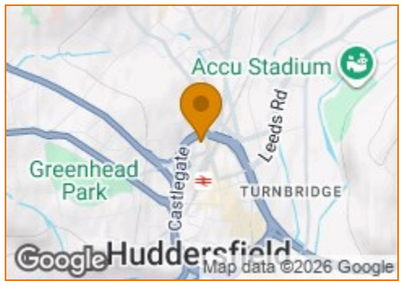
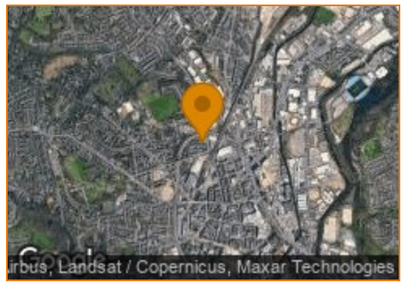
BOULTONS

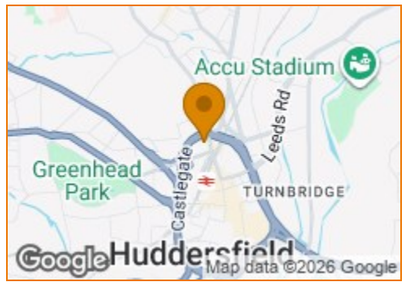
Terrain Map



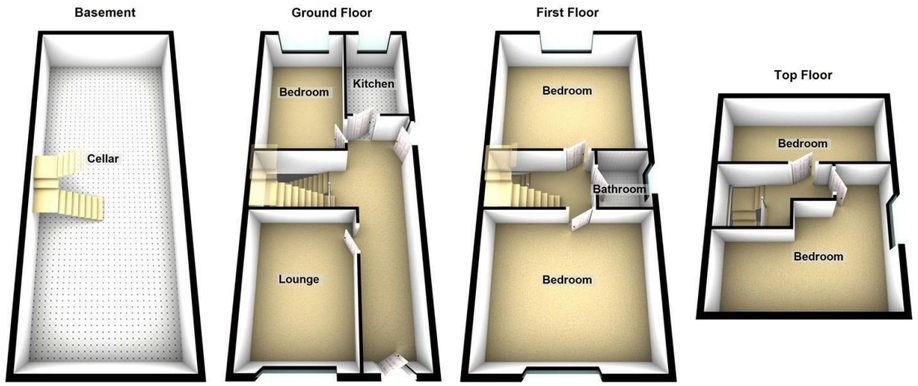
Hybrid Map



Terrain Map



Floor Plan



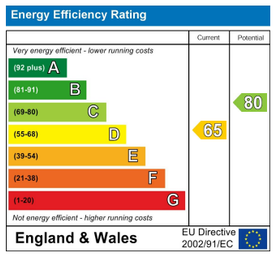
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

14 Bath Street, Huddersfield

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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Bath Street

, Huddersfield, HD1 5BQ

Auction Guide £150,000

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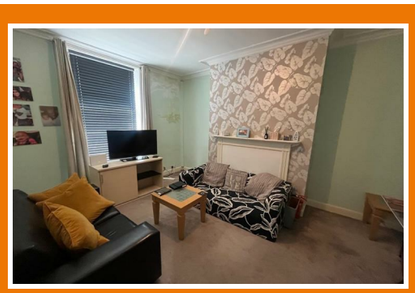


OFFERED BY WAY OF A TRADITIONAL AUCTION ON OUR ONLINE AUCTION WEBSITE. AUCTION DATES TBC

A large period end of terrace property offered located in most convenient town centre position within the ring road and providing excellent potential for a multi let or HMO style building subject to the appropriate consents.

This substantial house is not listed but does sit within the conservation area and is set out over four floors including a large basement which again subject to works and consents provided untapped potential. Currently having four bedrooms, a lounge, dining room and fitted kitchen, you will also find a gas fired central heating system and in the main sealed unit double glazing. Outside you will gardens at the front and rear. The property is adjacent to a public car park and is within easy reach of the train station and all the amenities the town center has to offer.

To register to bid and view the legal pack just visit our website. The anticipated sale date for the property is early June subject to the legal pack been available.

ACCOMMODATION

RECEPTION HALL
16' x 4'
Accessed via a uPVC double glazed front door, central heating radiator and access to the lounge, inner hallway and, in turn, the lower ground floor accommodation.

LOUNGE
15'5" x 11'7" max
With a large uPVC double glazed window positioned to the front elevation which allows good levels of natural light into the room. There is a central heating radiator, decorative coving and a decorative period feature fireplace.

INNER HALL
16'2" x 6'2"
With a turned feature staircase rising to the first floor and steps descending to the basement. There is a uPVC double glazed side door and another inner lobby.

INNER LOBBY
3'7" x 5'8"
With cloaks hanging and access to the kitchen and dining room.

DINING ROOM
15'8" x 10'
With a central heating radiator and a uPVC double glazed window positioned to the rear elevation.

KITCHEN
12'1" x 5'9"
Fitted with a range of wall and base units in a gloss finish with wood effect working surfaces and a stainless steel inset sink along with provision for a gas cooker. There is also a wall mounted Worcester combination boiler and a uPVC double glazed window to the rear elevation. Tiled splashbacks surround the preparation areas and there is provision for a tallboy fridge freezer.

LOWER GROUND FLOOR

BASEMENT - FRONT SECTION
15'3" x 16'3" max
Housing the gas and electric meters, fuse board and stop tap.

REAR SECTION
15'5" x 12'9" overall
Former barrel vaulted cellar, split into two.

BEDROOM
15'5" x 16'1" max
With two uPVC double glazed windows to the front elevation, laminate floor covering central heating radiator.

SHOWER ROOM
5'8" x 6'2"
Fitted with a shower cubicle, pedestal hand wash basin with mixer tap and low flush wc, part tiled splashbacks, a uPVC double glazed window on the gable end, tiled floor covering.

BEDROOM
15'7" x 16'2" max
Central heating radiator and a uPVC double glazed window positioned to the rear elevation.

LANDING
With a continuation of the turned feature staircase rising up to the second floor with spindles balustrade and newel post on display.

SECOND FLOOR

BEDROOM 3
14'8" x 12'1"
Having a uPVC double glazed window positioned on the gable end, purlins, trusses and beams on display, full height ceiling and eaves storage, currently boarded up and not inspected at the time of the appraisal.

BEDROOM 4
14'9" x 8'2"
Skylight to the rear roof slope, some reduced headroom and eaves areas not inspected at the time of the appraisal.

OUTSIDE
To the front, side and rear of the property are low maintenance garden areas. The space to the side could possibly be utilised for off road parking, subject to the provision of a dropped kerb.

AUCTION INFORMATION
AUCTION DATES TBC.

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.*

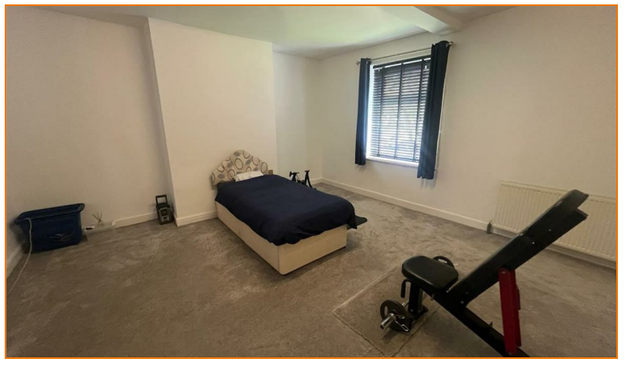
VISIT OUR WEBSITE TO REGISTER & BID

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.

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.

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

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