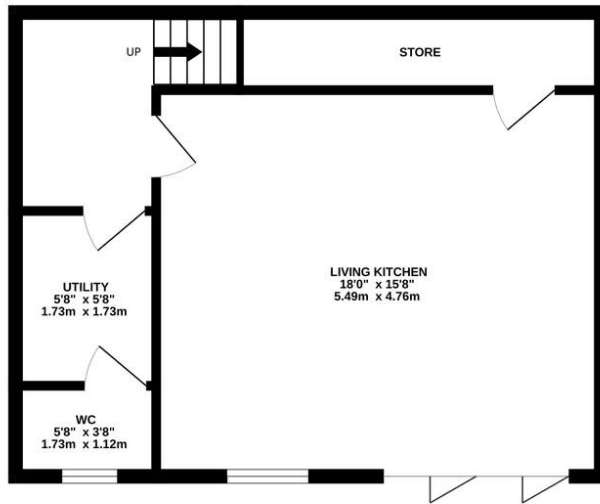




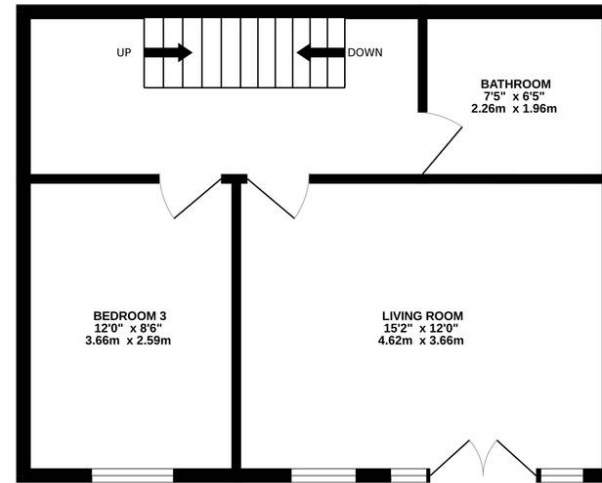
**103 Upper Brow Road, Huddersfield**  
Huddersfield

Guide Price **£235,000**

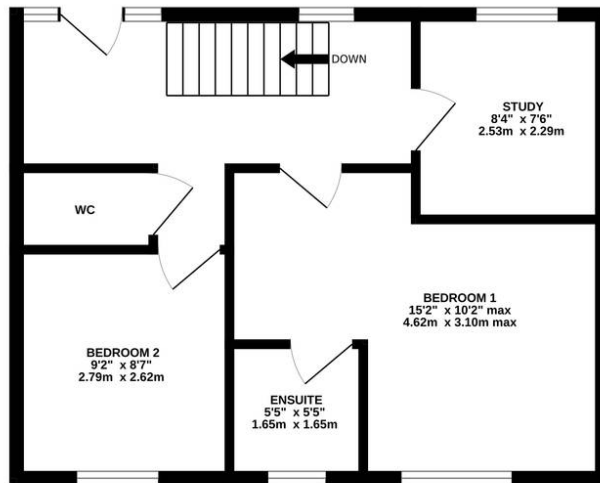
LOWER FLOOR



MIDDLE FLOOR



UPPER FLOOR



UPPER BROW ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 103 Upper Brow Road

Huddersfield

**To be sold by the Modern Method of Auction – starting bid price £235,000 plus reservation fee – T&C's apply.**

Brand new middle town house in a block of three with views over the Colne Valley. Ideal for a young family. Spacious and well-appointed accommodation with 3 bedrooms, living room with balcony, and modern kitchen. Includes 2 parking spaces, EV charging point, and manageable garden. Auction starting bid £235,000 + fees.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Middle Town House
- Rear views over the Colne Valley
- Two parking spaces
- Perfect for a young family





### **Upper Level Entrance Hall**

A composite and sealed unit double glazed door opens into the entrance hall, this has a PVCu double glazed window adjacent to the door and a further PVCu double glazed window all of which provide plenty of natural light, there are inset LED downlights, central heating radiator and staircase leading down to the mid level. From the hallway access can be gained to the following rooms:-

### **W.C.**

5' 5" x 3' 0" (1.65m x 0.91m)

With inset LED downlights, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

### **Bedroom One**

15' 2" x 10' 2" (4.62m x 3.10m)

With PVCu double glazed window enjoying views over the valley, there is space at the entrance to the bedroom for fitted wardrobes, central heating radiator and two ceiling light points. To one side a door gives access to an ensuite shower room.

### **Ensuite Shower Room**

5' 5" x 5' 5" (1.65m x 1.65m)

With a frosted PVCu double glazed window, inset LED downlights, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.

### **Bedroom Two**

9' 2" x 8' 7" (2.79m x 2.62m)

A double room situated adjacent to bedroom one and enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.



### Upper Level Entrance Hall

A composite and sealed unit double glazed door opens into the entrance hall, this has a PVCu double glazed window adjacent to the door and a further PVCu double glazed window all of which provide plenty of natural light, there are inset LED downlighters, central heating radiator and staircase leading down to the mid level. From the hallway access can be gained to the following rooms:-

### W.C.

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### Ensuite Shower Room

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### Bedroom Two

9' 2" x 8' 7" (2.79m x 2.62m)

A double room situated adjacent to bedroom one and enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.

### Mid Level Inner Hallway

With inset LED downlighters, central heating radiator and providing access to the following:-





### **Upper Level Entrance Hall**

A composite and sealed unit double glazed door opens into the entrance hall, this has a PVCu double glazed window adjacent to the door and a further PVCu double glazed window all of which provide plenty of natural light, there are inset LED downlighters, central heating radiator and staircase leading down to the mid level. From the hallway access can be gained to the following rooms:-

### **W.C.**

5' 5" x 3' 0" (1.65m x 0.91m)

With inset LED downlighters, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

### **Bedroom One**

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With PVCu double glazed window enjoying views over the valley, there is space at the entrance to the bedroom for fitted wardrobes, central heating radiator and two ceiling light points. To one side a door gives access to an ensuite shower room.

### **Ensuite Shower Room**

5' 5" x 5' 5" (1.65m x 1.65m)

With a frosted PVCu double glazed window, inset LED downlighters, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.

### **Bedroom Two**

9' 2" x 8' 7" (2.79m x 2.62m)

A double room situated adjacent to bedroom one and enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.



## DRIVEWAY

### 2 Parking Spaces

There is parking for two cars at the front on a tarmac driveway with EV charging point and low maintenance garden to the rear.







Modern Method of Auction Should you view, offer or bid on the property your information will be shared with the auctioneer IAMSOLD Ltd This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. The additional time allows buyers to proceed with mortgage finances. The buyer is required a reservation agreement to make a payment of non refundable reservation fee.

This is 4.5% of the purchase price including VAT subject to a minimum fee of £6,600 including VAT. The reservation fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property and the calculation for stamp duty liability. Buyers will be required to go through an identification process with IAMSOLD Ltd and provide proof of how this will be funded.

The property has a buyer information pack which provides a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to do your own due diligence before bidding.

A sample copy of the reservation agreement and the terms/conditions are also contained within the pack. The buyer will also make a payment of £300 including VAT towards the preparation cost of the pack, where it is has been provided by IAMSOLD Ltd.



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

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[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
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