

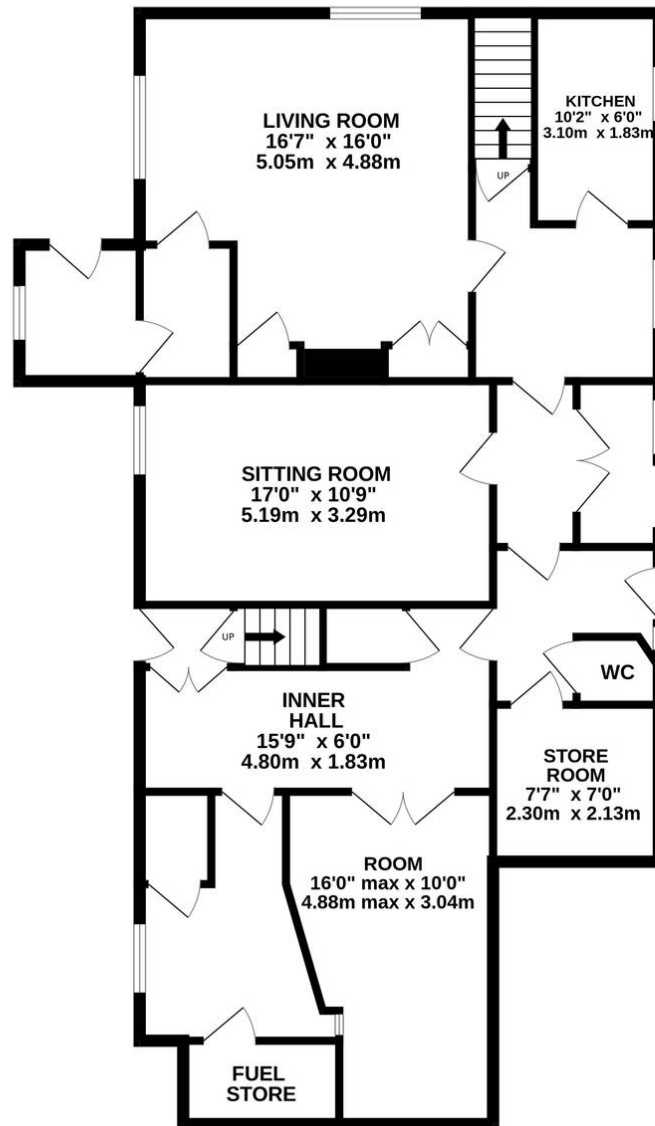


Far Owers Manchester Road, Marsden, HD7 6NL

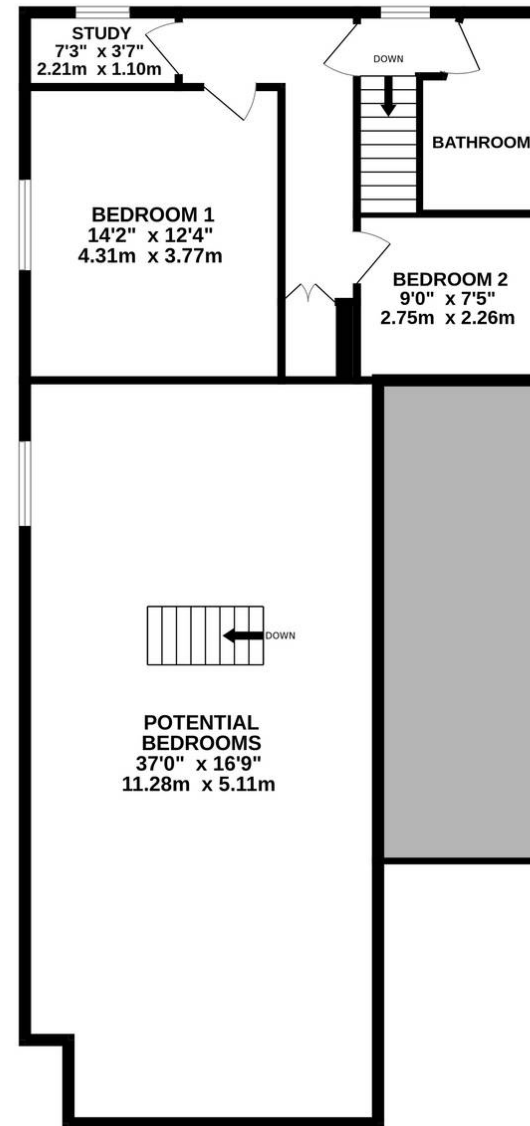
Huddersfield

Guide Price **£255,000**

GROUND FLOOR



1ST FLOOR



MANCHESTER 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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Far Owers Manchester Road

Marsden, Huddersfield

*To be sold by the Modern Method Of Auction
starting bid price £255,000 plus reservation fee
T's & C's apply*

With a date stone of 1725, Far Owers is a grade two listed detached house and barn (entry number 1275491), situated in the Pennine foot hills just outside of Marsden village and occupying secluded, well screened, moorland setting overlooking Redbrook Clough with gardens and moorland totaling 10.7 acres. A copy of the title plan outlining the boundaries is included within the sales particulars.

Constructed in hammer dressed stone with rendered sections and a pitched slate roof, the property has fallen into significant disrepair and requires a full program of modernisation and refurbishment to bring it back to it's former glory and it is approached down a long single track drive from Manchester Road.

PLEASE NOTE THAT POWER HAS BEEN DISCONNECTED SO A GOOD TORCH IS IMPERATIVE TO VIEW INTERNALLY, VIEWERS ENTER AT OWN RISK, STRICTLY NO CHILDREN.





Entrance Porch

Living Room

16' 7" x 16' 0" (5.05m x 4.88m)

Kitchen

10' 2" x 6' 0" (3.10m x 1.83m)

Breakfast Room

9' 0" x 7' 7" (2.74m x 2.31m)

Sitting Room

17' 0" x 10' 9" (5.18m x 3.28m)

Inner Hall

15' 9" x 6' 0" (4.80m x 1.83m)

Downstairs WC

3' 8" x 3' 2" (1.12m x 0.97m)

Store Room

7' 7" x 7' 0" (2.31m x 2.13m)

Room

16' 0" x 10' 0" (4.88m x 3.05m)

Fuel Store

7' 6" x 4' 0" (2.29m x 1.22m)



First Floor

Staircase One

Leads to Bedroom one.

Bedroom One

14' 2" x 12' 4" (4.32m x 3.76m)

Bedroom Two

9' 0" x 7' 5" (2.74m x 2.26m)

Bathroom

9' 8" x 6' 3" (2.95m x 1.91m)

Study

7' 3" x 3' 7" (2.21m x 1.09m)

Staircase Two

Leads to potential bedroom(s) - 11.2m x 4.87m

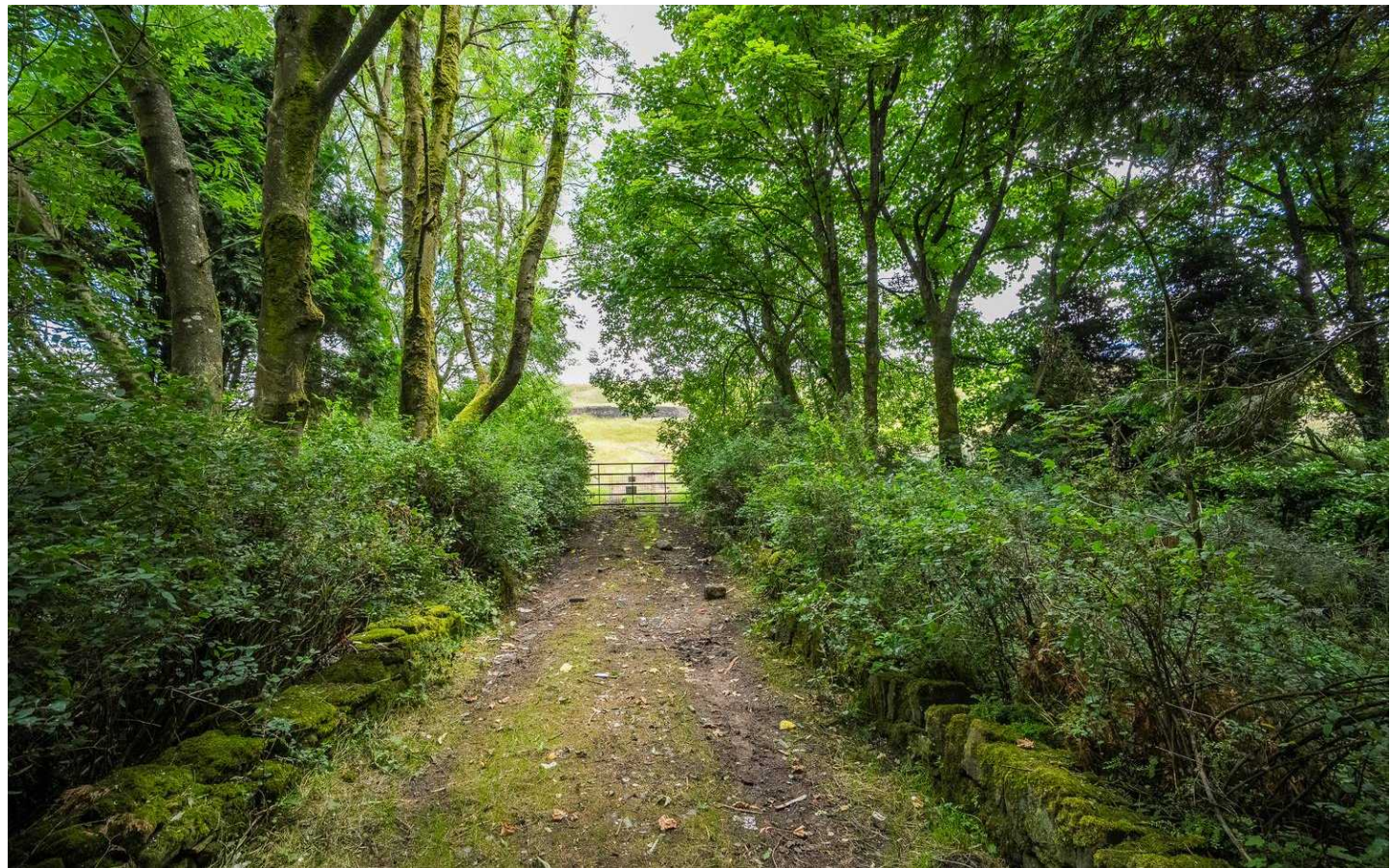
Garden

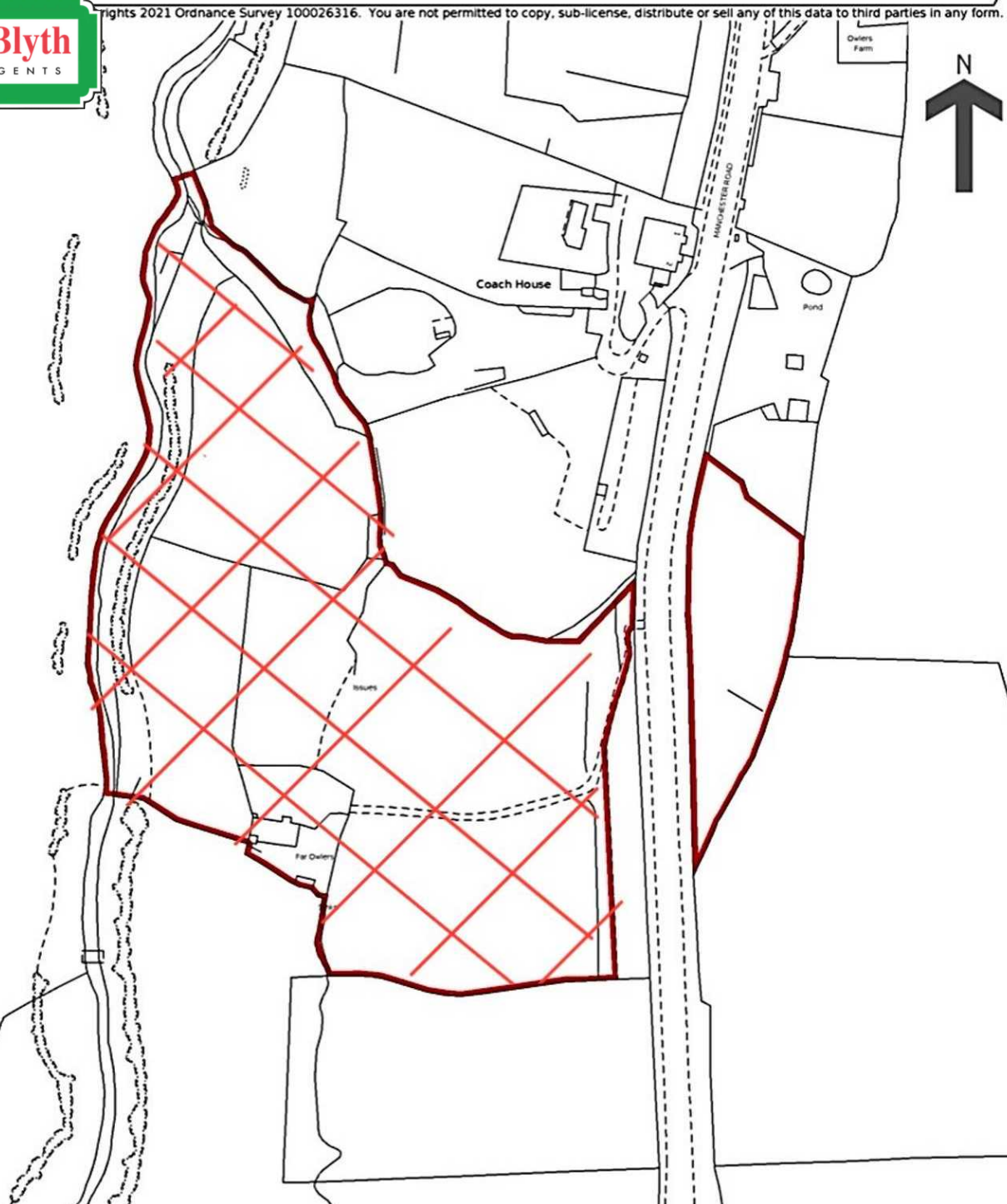
The Property is approached down a long single track drive, the property has gardens to three sides which are screened by mature trees providing a high degree of privacy. In addition there is moorland which can be identified on the accompanying title plan, all in all totaling 10.7 acres.

Additional Details

Epc- Exempt

Directions- Using satellite navigation enter the postcode HD7 6NL.





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.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

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

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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