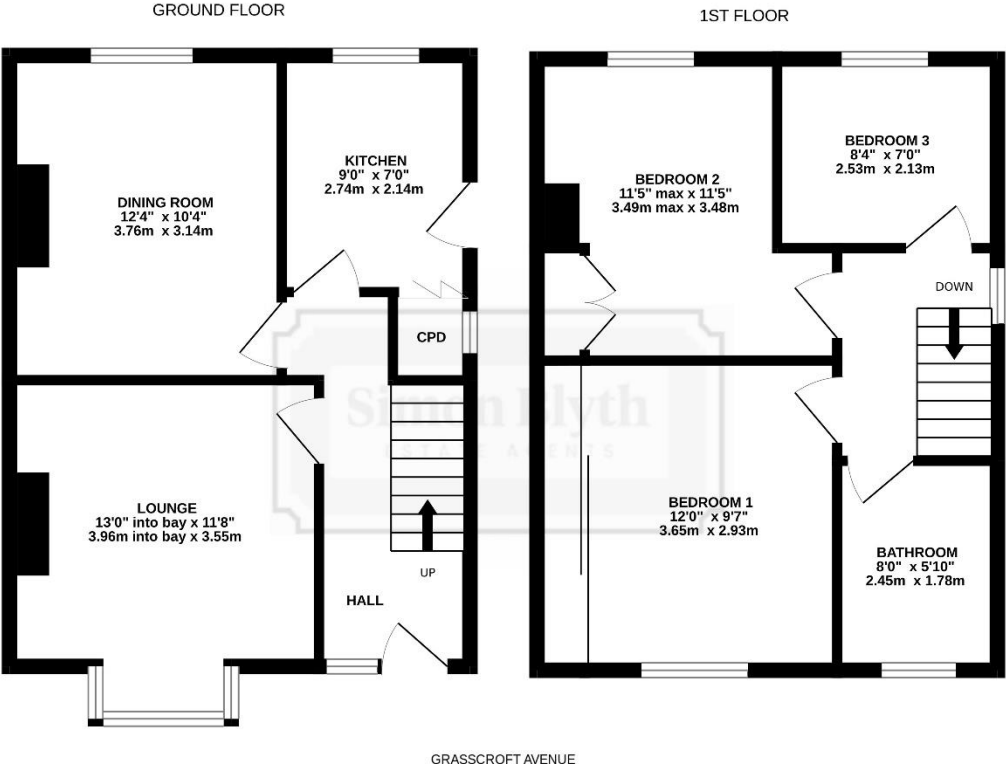


Simon Blyth
ESTATE AGENTS



GRASSCROFT AVENUE, HONLEY, HD9 6HY



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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PROPERTY DESCRIPTION

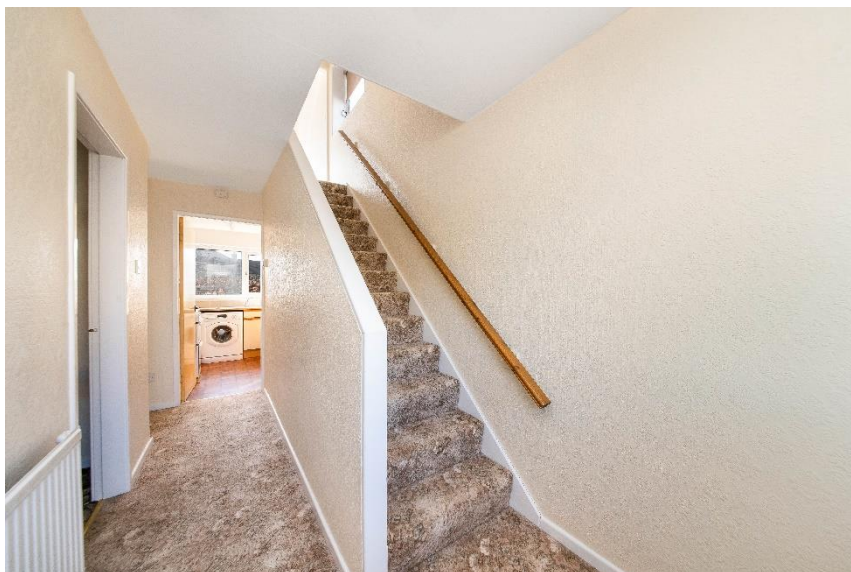
To be sold by the Modern Method of Auction - starting bid price £200,000 plus reservation fee - T&C's apply.

OFFERED WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED FAMILY HOME, SITUATED IN THE POPULAR VILLAGE OF HONLEY. A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. The accommodation briefly comprises of entrance, lounge, formal dining room, kitchen and understairs pantry to the ground floor. On the first floor there are three bedrooms and the house bathroom. Externally there is a low maintenance garden to the front with a block paved driveway providing off-street parking for multiple vehicles in tandem, the rear garden is laid to lawn with well stocked flower and shrub beds.

Starting Bid £200,000

ENTRANCE HALL

Enter the property through a double-glazed PVC front door with obscure glazed inserts and lead detail into the entrance. There is an adjoining double-glazed window with obscure glass to the front elevation, providing the entrance hall with a great deal of natural light. There is a radiator, ceiling light point and the staircase with a wooden handrail proceeds to the first floor. The entrance hall has doors providing access to the lounge, formal dining room and kitchen.



LOUNGE

Measurements – 13'0" into bay x 11'8"

The lounge enjoys a great deal of natural light, which cascades through the double-glazed bay window to the front elevation. There are three wall light points, a radiator, a television point, and the focal point of the room is the living flame effect gas fireplace with a marble inset and hearth and timber mantel surround.



DINING ROOM

Measurements – 12'4" x 10'4"

The formal dining room is a generously proportioned reception room, which features a central ceiling light point, a bank of double-glazed windows to the rear elevation, which has views across the property's gardens and a radiator.



KITCHEN

Measurements – 9'0" x 7'0"

The kitchen features a wide range of fitted wall and base units with handle less cupboard fronts and with complementary rolled edge work surfaces over which incorporate a single bowl, stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with space and provisions for an automatic washing machine and an electric cooker and for further under counter appliances such as a fridge and freezer. There is tiling to the splash areas, an integrated cooker hood and a breakfast bar with radiator beneath. Additionally, the kitchen features a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens, a ceiling fluorescent tube light point, double glazed external door with obscure glazed inserts to the side elevation and a concertina door encloses a useful understairs pantry.



UNDERSTAIRS PANTRY

The understairs pantry features a double-glazed window with obscure glass to the side elevation and there is fitted shelving in situ.

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which has a double-glazed window with obscure glass to the side elevation. There are doors providing access to three bedrooms and the bathroom, a ceiling light point and a loft hatch providing access to a useful attic space.

BEDROOM ONE

Measurements – 12'0" x 9'7"

Bedroom one is a generous proportioned, light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator and the room benefits from wall to wall fitted wardrobes which have sliding doors, hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 11'5" max x 11'5"

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views onto the well-stocked rear gardens. There is a radiator, ceiling light point and airing cupboard, which houses the property's wall-mounted combination boiler.



BEDROOM THREE

Measurements – 8'4" x 7'0"

Bedroom three enjoys a great deal of natural light, which cascades through the double-glazed bank of windows to the rear elevation. There are fantastic open-aspect views over rooftops far into the distance. There is a radiator, ceiling light point and fitted shelving.



HOUSE BATHROOM

Measurements – 8'0" x 5'10"

The bathroom features a three-piece suite comprising of a panel bath with electric Myra 'Jump' shower over, low level w.c. and pedestal wash hand basin. There are tiled walls, a ceiling light point, radiator and a bank of double-glazed windows with obscure-glazed inserts to the front elevation.



EXTERNAL FRONT

Externally to the front, the property features a block-paved driveway providing off-street parking for multiple vehicles in tandem, as it leads down the side of the property. The front garden is low maintenance, with a flagged patio area and with well-stocked flower and shrub beds. To the side of the property is a useful, externally accessed garden store and an external light.

EXTERNAL REAR

Externally to the rear, as the photography suggests, the property enjoys a well-stocked amateur garden, which has been laid predominantly to lawn and with a flagged patio area, ideal for alfresco dining and barbecuing. The bottom of the garden is low maintenance with a gravelled area and with fence boundaries and well stocked flower and shrub beds.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is 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 complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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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FREE VALUATIONS

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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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259