



## 1 St. John Street

, Brighouse, HD6 1HN

Auction Guide £95,000





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**\*\*Ideal BTL generating £695 per month\*\***

Available for sale with NO CHAIN is this two bedroom semi detached property situated within walking distance of Brighouse town centre and all of the amenities found within, including supermarkets, independent shops, bars and restaurants. The property is ideally situated with good transport links - the train station is just a few minutes walk and the bus station is in Brighouse town centre. The M62 motorway network is also within easy reach. The property, which has just been refurbished with new carpets, comprises: a living room, a new kitchen, a cellar, a landing, two bedrooms and a new bathroom. Externally the property benefits from an enclosed front garden and a flagged low maintenance garden to the rear.

Please note that all marketing including property description and imagery has been provided by the introducing agent. The Auction Company strongly recommends interested parties arrange an in-person viewing (strictly by appointment only) to fully appreciate all the property has to offer and to satisfy your own requirements.

<https://www.theauctioncompany.co.uk/lot/details/137954>

£95,000 Guide Price

### Living Room

13'7" x 12'4" (4.14m x 3.76m)

The light and airy living room has a focal fireplace with an electric fire, a window to the front aspect and an external PVCu door.

### Kitchen

9'4" x 8' (2.84m x 2.44m)

The newly fitted kitchen has matching wall and base units, wood effect worktops, a pink tiled splashback and tiled flooring and comprises: inset stainless steel sink and drainer, electric oven, gas hob, extractor fan and space for a washing machine. The kitchen houses the combi boiler and benefits from a window to the rear aspect and a PVCu external door.

### Cellar

### Landing

Providing access to the first floor accommodation.

### Bedroom One

15'8" x 7'11" (4.78m x 2.41m)

A double bedroom with a window to the front elevation.

### Bedroom Two

9'6" x 7'9" (2.90m x 2.36m)

A single bedroom with a window to the rear elevation.

### Bathroom

9'0" x 5'6" (2.74m x 1.68m)

A newly fitted fully tiled house bathroom comprising: bath, sink encased within a vanity unit and WC. With a window to the front elevation,

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Directions

For Satnav please use the postcode HD6 1HN

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID

PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### Method of Auction

- This is a 'Timed Online' auction, meaning bidding takes place online.
- Visit The Auction Company website find the property details and the bidding method.
- How long the bidding process is open for, is clearly stated as is the closing date and end time.

### Registering to Bid

- In order to bid on the property, you are required to register your details.
- You will be required to undertake identity checks as this is the law.
- You will be required to register your payment details. This is to ensure you have funds available to settle the Buyer's Premium and deposit.
- A hold/shadow will be placed on £1,000 for this.
- If you place a bid, it is deemed you have read, understood and agree to the Terms and Conditions of The Auction Company in their entirety.
- T&Cs, Buyers Terms and Special Auction Conditions are found on each property details. You must read these before bidding.

### Auction type - Traditional Method of Auction (Unco

- If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end and complete with 28 days.
- The held amount of £1,000 will be deducted from your account and forms the Buyer's Premium minimum amount.
- You will be contacted within 2 hours to settle the deposit

- amount payable and any remaining Buyers Premium due.
- The Buyer's Premium is set at 4% + VAT (£5,000 + VAT minimum). This is non-refundable and does not constitute towards the cost of the property.
- The deposit amount is 10% of the sale price and will be collected within 2 hours of the close of auction.

### Legal Pack

- The legal pack is a set of documents that relate to the property and the sale of it.
- It is highly recommended that you download and consider the provided legal pack for the property you are interested in bidding on.
- It is also advisable that you seek legal advice regarding the content of the legal pack, to ensure certainty before bidding.
- To download the legal pack, search for The Auction Company website and find the property of interest. There is a tab for 'legals' where you will find the documents. To download, you must create a free account with The Auction Passport.
- The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

### Specialk Conditions of Sale

- These conditions are not set by The Auction Company. They are conditions stipulated by the seller and are contractually binding.
- You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.



## Road Map



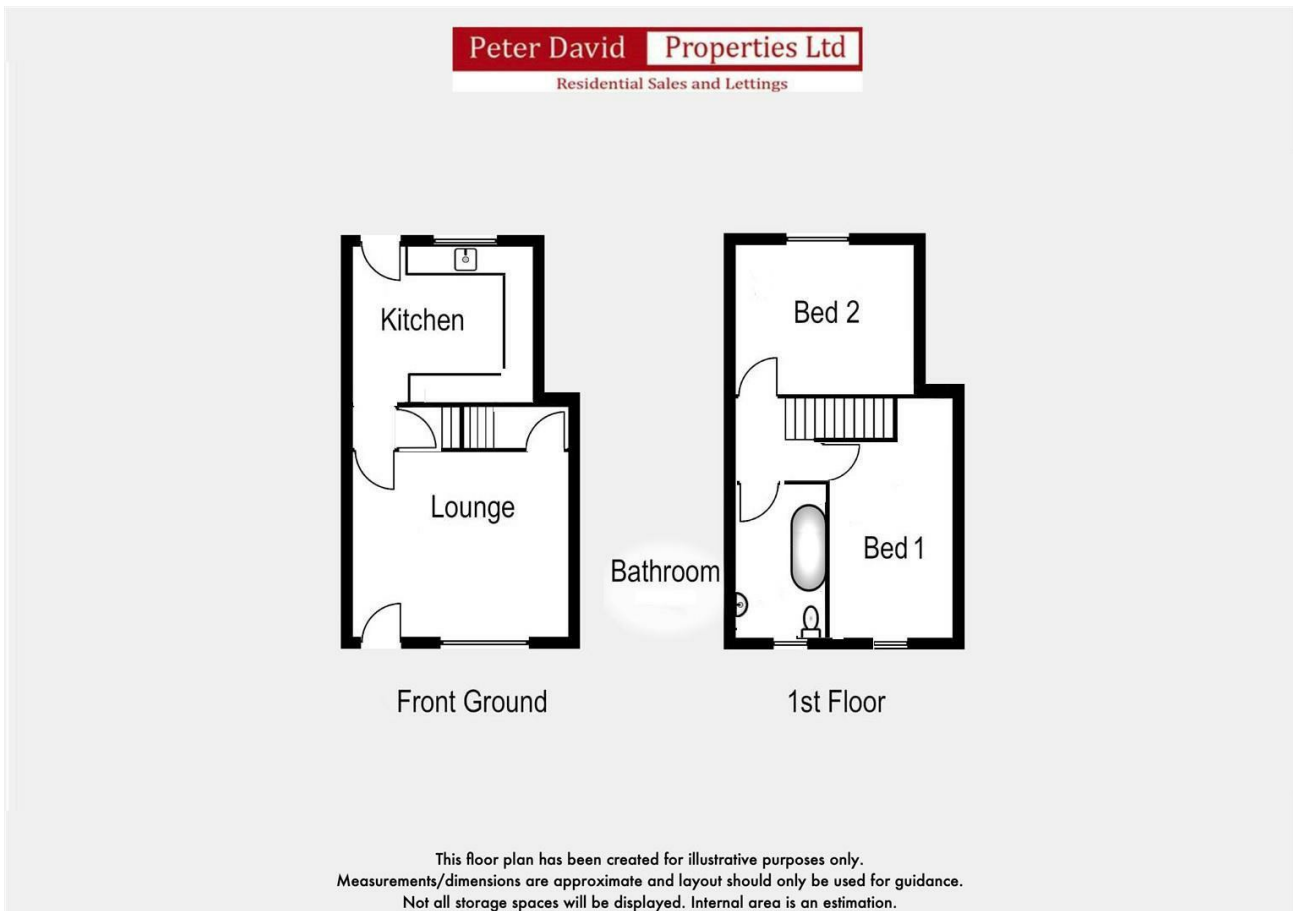
## Hybrid Map



## Terrain Map



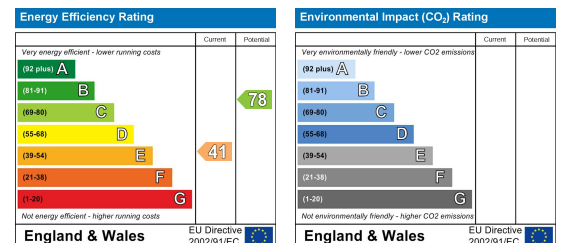
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.