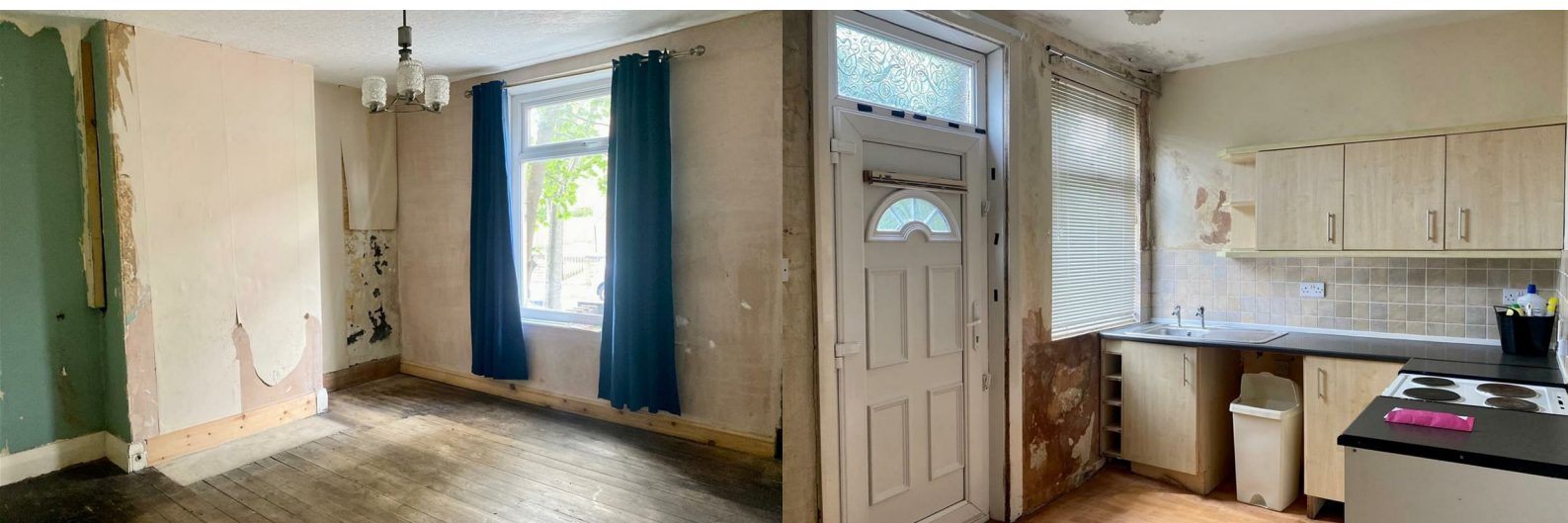




4 Waverley Terrace

Marsh, Huddersfield, HD1 4LU

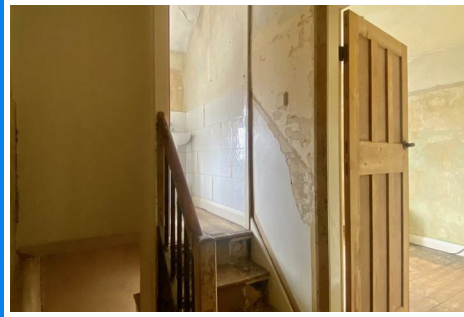
Price Guide £78,000



4 Waverley Terrace

Marsh, Huddersfield, HD1 4LU

Price Guide £78,000



This home is being offered for sale by auction with a guide price of £78,000, making it an attractive option for those looking to enter the property market at a competitive price. It is important to note that the property requires refurbishment to bring it up to date, allowing the new owner to truly make it their own.

Situated in Waverley Terrace, Huddersfield, this two-bedroom terraced home presents an excellent opportunity for those looking to invest in a property with great potential. The house boasts well-sized rooms that offer ample space for comfortable living.

Situated in an ideal location, this terraced house is conveniently placed for local amenities and transport links, ensuring that everything you need is within easy reach. Do not miss out on this fantastic opportunity; please call to arrange your viewing today and discover the potential that this property holds.

Auction Ends 1st October 2025 12:00

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Living Room

13'1" x 12'9" (4.0m x 3.9m)

Overlooking the front of the property. A well sized living room with exposed wooden flooring.

Kitchen

13'1" x 7'10" (4.0m x 2.4m)

To the rear of the property with external access to the garden and with stairs leading up to the first floor, the kitchen has base and wall units, a freestanding cooker and hob with an integrated sink.

Bedroom One

13'1" x 10'9" (4.0m x 3.3m)

A well sized double bedroom to the front of the home

Bedroom Two

9'2" x 9'10" (2.8m x 3.0m)

A double bedroom overlooking the rear garden with a shower in the corner of the room.

W/C

With hand basin and w/c.

External

With a paved courtyard to the front and a garden to the rear of the home.

Directions

For Satnav please use the postcode HD1 4LU

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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 SW 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.



Road Map



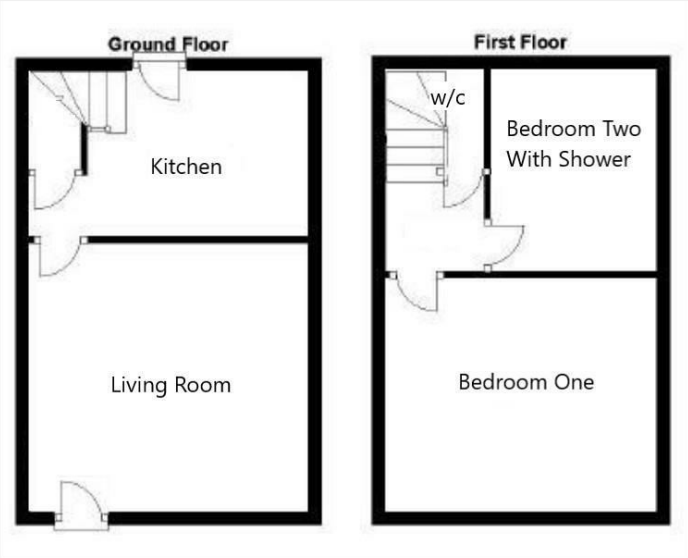
Hybrid Map



Terrain Map



Floor Plan

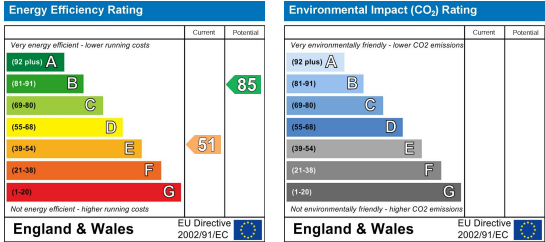


Measurements and layout for guidance only.
All storage spaces may not be displayed.

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.