



12/14 Northgate, Almondbury, Huddersfield, HD5 8RX

Auction Guide £120,000

bramleys

FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £120,000

(£12,000 Bidder Security required on this Lot)

BIDDING OPENS: 12PM - Tuesday 11th June, 2024

BIDDING ENDS: 12PM - Wednesday 12th June, 2024

(*Please ensure you create your auction account by 11am on Tuesday 11th June, with 2 forms of valid ID - if you intend to bid on the property. Any registrations after this time, may not be authorised for bidding).

ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING

Formerly comprising 2 cottages, this substantial Grade II listed, mid terraced cottage now provides 3 bedrooms, plus another room which could provide a dressing room/en suite or office space to the main bedroom (subject to requirements and local planning consents), 2 reception rooms, a utility/workshop and also lower ground floor storage. Externally there are gardens to both the front and rear and due to its convenient location, the property is within walking distance of all the amenities within Almondbury centre, as well as local transport links to Huddersfield town centre.

Energy Rating: G





GROUND FLOOR

Enter the property through a solid timber external door into:-

Entrance Vestibule

With built-in store cupboards and provides access to the lounge.

Lounge

12'0" x 15'4" (3.66m x 4.67m)

With exposed ceiling beams, sealed unit double glazed windows to the front and an access door to the rear entrance vestibule.

Dining Room

17'0" max x 13'6" (5.18m max x 4.11m)

Having an open grate fireplace, sealed unit double glazed window and exposed ceiling timbers.

Kitchen

8'10" x 5'0" (2.69m x 1.52m)

With a stainless steel sink unit and an access door leading to the lower ground floor. A timber and glazed external door provides access to the rear of the property.

Rear Entrance Vestibule

9'8" x 2'7" (2.95m x 0.79m)

With a solid timber rear access door and further door accessing the utility.

Utility/Workshop

15'0" x 8'2" max (4.57m x 2.49m max)

With 3 uPVC double glazed windows and an external door.

LOWER GROUND FLOOR:

Cellar providing useful additional storage.

FIRST FLOOR:

Landing

Bedroom 1

12'2" x 10'5" (3.71m x 3.18m)

Situated to the rear of the property, with mullion windows. An access door leads into a potential dressing room.

Bedroom 2

11'10" x 9'11" (3.61m x 3.02m)

With mullion windows to the front which provide far reaching views towards Lascelles Hall.

Bedroom 3

12'2" x 6'9" (3.71m x 2.06m)

With mullion windows and views towards Lascelles Hall.

Dressing Room/Office

12'0" x 7'8" (3.66m x 2.34m)

Situated to the front of the property with mullion windows. This room could be opened up into the master bedroom to increase the space, or alternatively it could provide a dressing area or en suite if required (subject to necessary planning consents).

Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath.

BOUNDARIES & OWNERSHIP

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Huddersfield on the A629 Wakefield Road, pass through the traffic lights at Aspley, get in the right hand lane and take a right hand turning into Somerset Road. Continue along this road into the village of Almondbury and after passing the Co-Operative supermarket on your right, the property will be found after a short distance on the left hand side, identified by Bramleys auction board.

TENURE:

The auction legal pack shows that the property is:-

Freehold

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to bidding on the property.

COUNCIL TAX BAND:

A

ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:- <https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf>

FINANCE

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

Bramleys require proof of funding within 24 hours of the auction ending, to show that you are financially qualified to purchase the property that you have successfully bid on.

CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

LEGALLY BINDING BID:

Any bids received through the online auction platform are legally binding and therefore cannot be withdrawn during the auction process.

If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.

Failure to complete on a purchase will result in financial penalties due to breach of contract. Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.

As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.

Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.

Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

BIDDER SECURITY / DEPOSIT:

The bidder security of £12,000 will be used as partial payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your bank/building society), however if the agreed sales price goes above £120,000 then Bramleys will require an additional amount to provide a 10% deposit to the sellers solicitors. Failure to pay the remaining deposit balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid. The interest will be passed to the seller or persons entitled to it under the sales conditions.

Please note, all unsuccessful bidders will have their deposits returned. The refunds will be issued by Bramleys once the auction ends and will take up to 5 working days for the bidders bank/building society to process at their end.

BUYERS PREMIUM/ADMINISTRATION FEE:

The successful purchaser will be required to pay an auctioneers administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.

An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.

This payment goes direct to Bramleys LLP and is non-refundable.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay £400 (inclusive VAT) towards the sellers legal costs and this will be added to the final completion amount.

FINANCIAL PENALTIES:

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

1) Loss of 10% deposit.

2) Loss of buyers premium.

3) Any and all costs for the Agents to re-list the property

4) The buyer will pay the difference in value, on resale of the property.

Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

FAO:

Ridley & Hall Legal Services

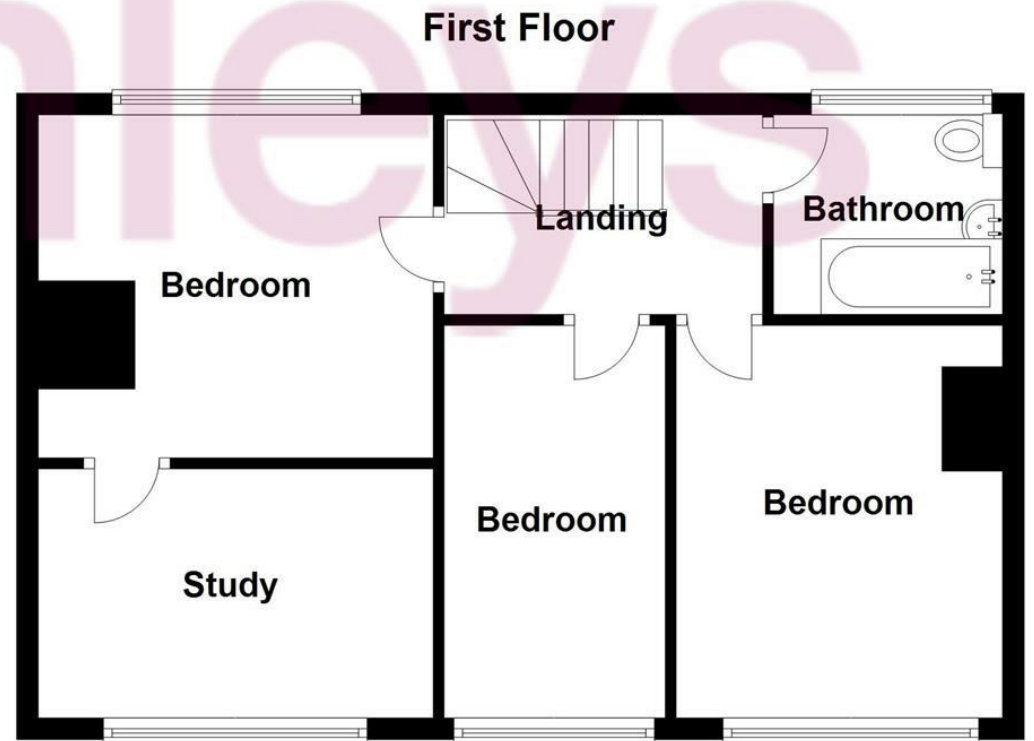
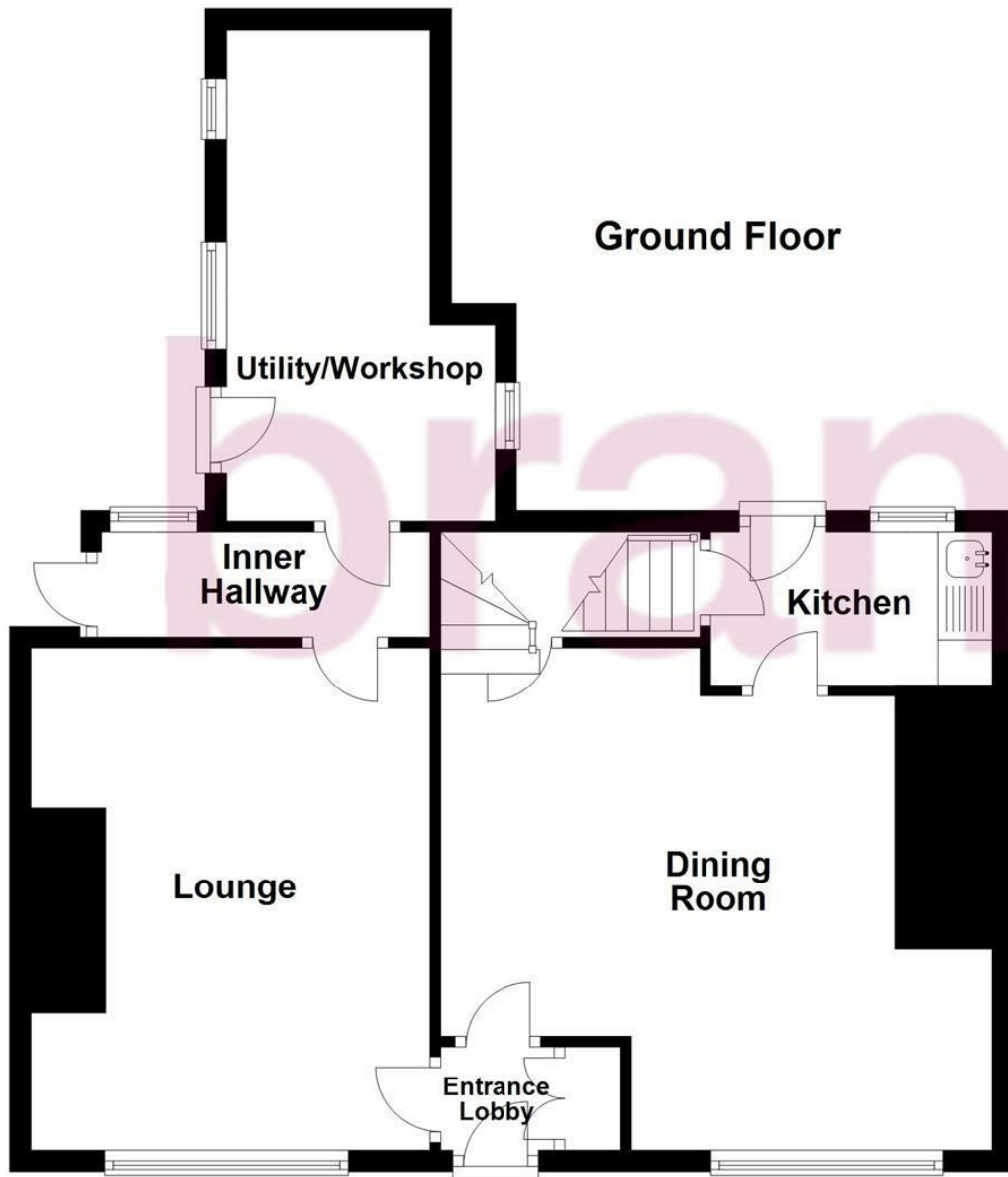
35 Market Street

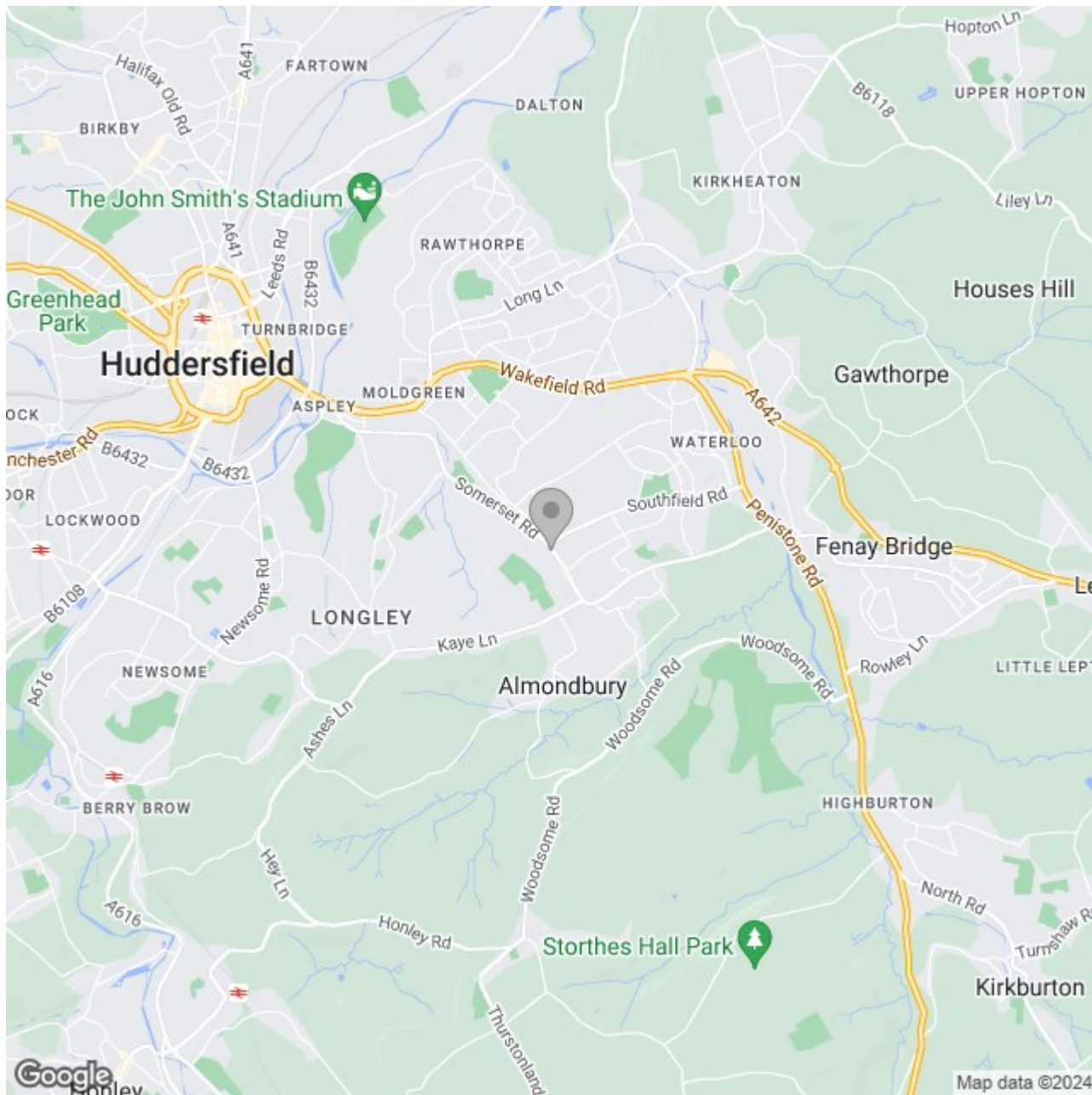
Huddersfield

HD1 2HL

Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
 2. None of the mains 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 insitu by the vendors.
- PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	