



2a Bankfield Terrace, Armitage Bridge, Huddersfield, HD4 7PE
Auction Guide £100,000

bramleys



FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £100,000

(£10,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 20th August, 2024

BIDDING ENDS: 12PM - Wednesday 21st August, 2024

(*Please ensure you create your auction account with 2 forms of ID and pay your £10,000 deposit by 5pm on Tuesday 20th August- 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

This stone built, 3 bedroom semi-detached property is situated in the popular semi-rural village of Armitage Bridge which is approximately 2 miles from Huddersfield town centre. The property requires an extensive programme of modernisation and improvement works, however this has been reflected within the guide price.

Externally the property has a small area to the front and to the rear there is a good sized garden.

Energy Rating: TBA

GROUND FLOOR:

Enter the property through an external door into:-

Lounge

15'0" x 12'10" max (4.57m x 3.91m max)

Having built-in cupboards and drawer units, Yorkshire stone flagged flooring and a gas fire, with tiled surround and mantel with oval shaped inset mirror.

Kitchen

9'10" x 7'11" (3.00m x 2.41m)

Having a stainless steel sink unit, gas fire and rear access door.

LOWER GROUND FLOOR:

Steps descend to the lower ground floor storage area.

Cellar

FIRST FLOOR:

Landing

Bedroom 1

9'6" x 9'2" (2.90m x 2.79m)

Bedroom 2

9'10" x 7'11" (3.00m x 2.41m)

Bedroom 3

9'6" max x 6'7" max (2.90m max x 2.01m max)

Bathroom

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

OUTSIDE:

To the front of the property there is a small garden area and to the rear there is a good sized garden.

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 via Chapel Hill in the direction of Lockwood. At the traffic lights at Lockwood continue directly into Meltham Road. After passing the cemetery take the next left into Armitage Road. Bankfield Terrace will be found on the right hand side. No.2a is elevated and set back from the road. It is accessed up the steps on the right hand side and can be identified by the Bramleys Auction board.

TENURE:

Freehold

COUNCIL TAX:

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:

For this Lot, a Bidder Security of £10,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £10,000 at the end of the auction and this will be used as 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 price goes above £100,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.

Failure to pay the remaining 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.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay a contribution towards the Seller's Legal Costs and disbursements in the sum of £890.00 plus VAT and also the cost of all searches carried out relating to the Property in the sum of £320.00. 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:

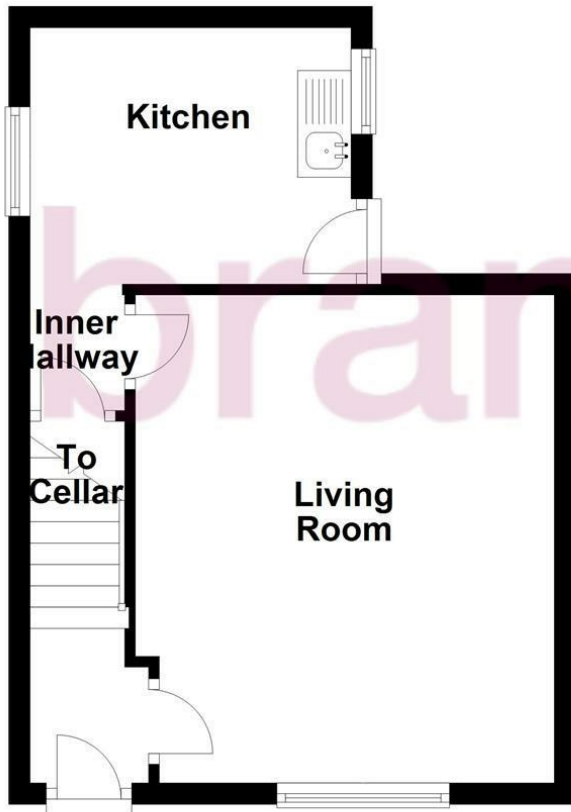
FAO: Adeel Hussain
Queens House
35 Market Street,
Huddersfield
HD1 2HL

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.

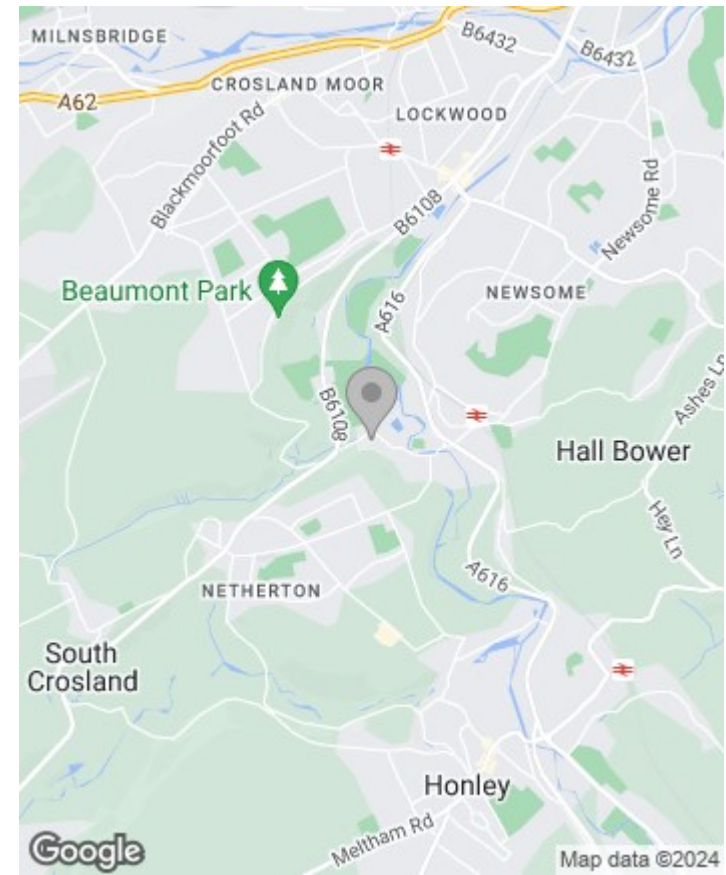
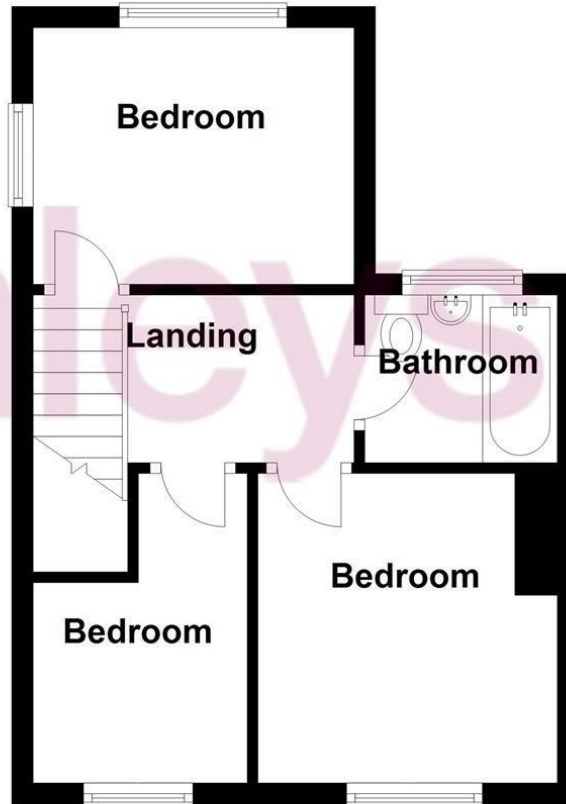




Ground Floor



First Floor



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 EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

