



170 Springdale Street, Thornton Lodge, Huddersfield, HD1 3NG

Auction Guide £70,000

bramleys



FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £70,000

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

BIDDING OPENS: 12PM - Tuesday 22nd October, 2024

BIDDING ENDS: 12PM - Wednesday 23rd October, 2024

(*Please ensure you create your auction account by 5pm on Monday 21st October, 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

Forming an ideal investment property, this 2 bedroom end terrace requires an extensive programme of renovation and refurbishment which has been reflected within the guide price. Currently providing uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining room, kitchen, 2 bedrooms and three piece bathroom. Externally the property has gardens to both front and rear. Conveniently situated with access to local transport links to Huddersfield town centre and amenities nearby, an internal inspection is required to appreciate the property on offer.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

A front entrance door gives access to the hallway which has a staircase and a central heating radiator.

Lounge

14'8 max into bay x 11'11 (4.47m max into bay x 3.63m)

Having a tiled fireplace surround, 2 central heating radiators and a uPVC double glazed bay window.

Dining Room

10'4 x 7'11 (3.15m x 2.41m)

Has a gas fire, built in cupboard within one alcove, a central heating radiator and a uPVC double glazed window.

Kitchen

6'11 x 6'4 (2.11m x 1.93m)

The kitchen has a ceramic sink, electric cooking point, wall mounted cupboards and a Brittony II T water boiler. There is a useful store which houses a Vokera boiler.

FIRST FLOOR:

Landing

Having a uPVC double glazed window and access to the loft.

Bedroom 1

15'1 max x 11'0 (4.60m max x 3.35m)

This spacious double has a central heating radiator and a 2 uPVC double glazed windows.

Bedroom 2

8'11 x 8'5 (2.72m x 2.57m)

Having a fitted cupboard, a central heating radiator and a uPVC double glazed window.

Bathroom

Having a bath, wc, pedestal wash hand basin, part tiled walls and a uPVC double glazed window.

OUTSIDE:

The property has gardens to front and rear. On street parking.

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 Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Thornton Lodge. Turn left onto Springdale Avenue and then right onto Springdale Street where the property can be found towards the top of the road.

TENURE:

Freehold

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:

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.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

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 special conditions within the auction contract, it states that the Buyer agrees to pay the seller's costs and expenses in the sum of £1,500.00 in addition to the purchase price payable to the seller's solicitors along with the completion monies upon completion. For the avoidance of doubt no breakdown or copy invoices will be provided by the seller or the seller's solicitors.

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.

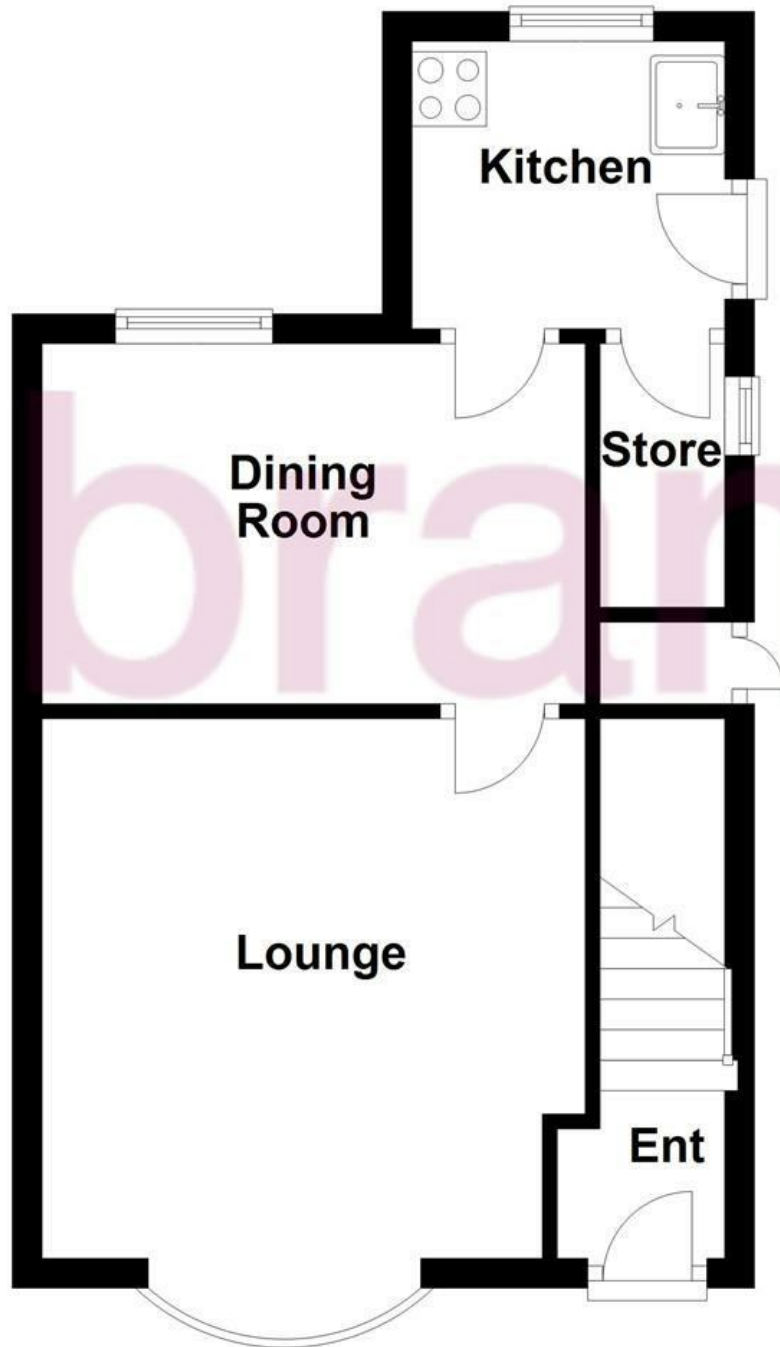
VENDORS SOLICITORS:

Chadwick Lawrence
13 Railway Street
Huddersfield
HD1 1JS

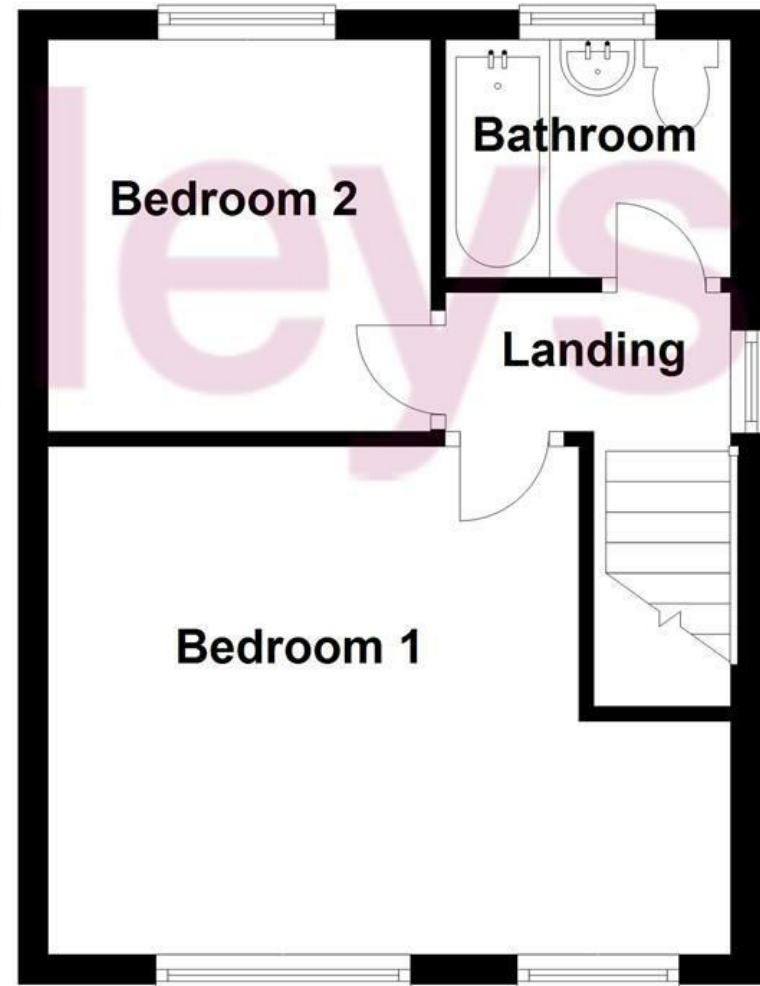
Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

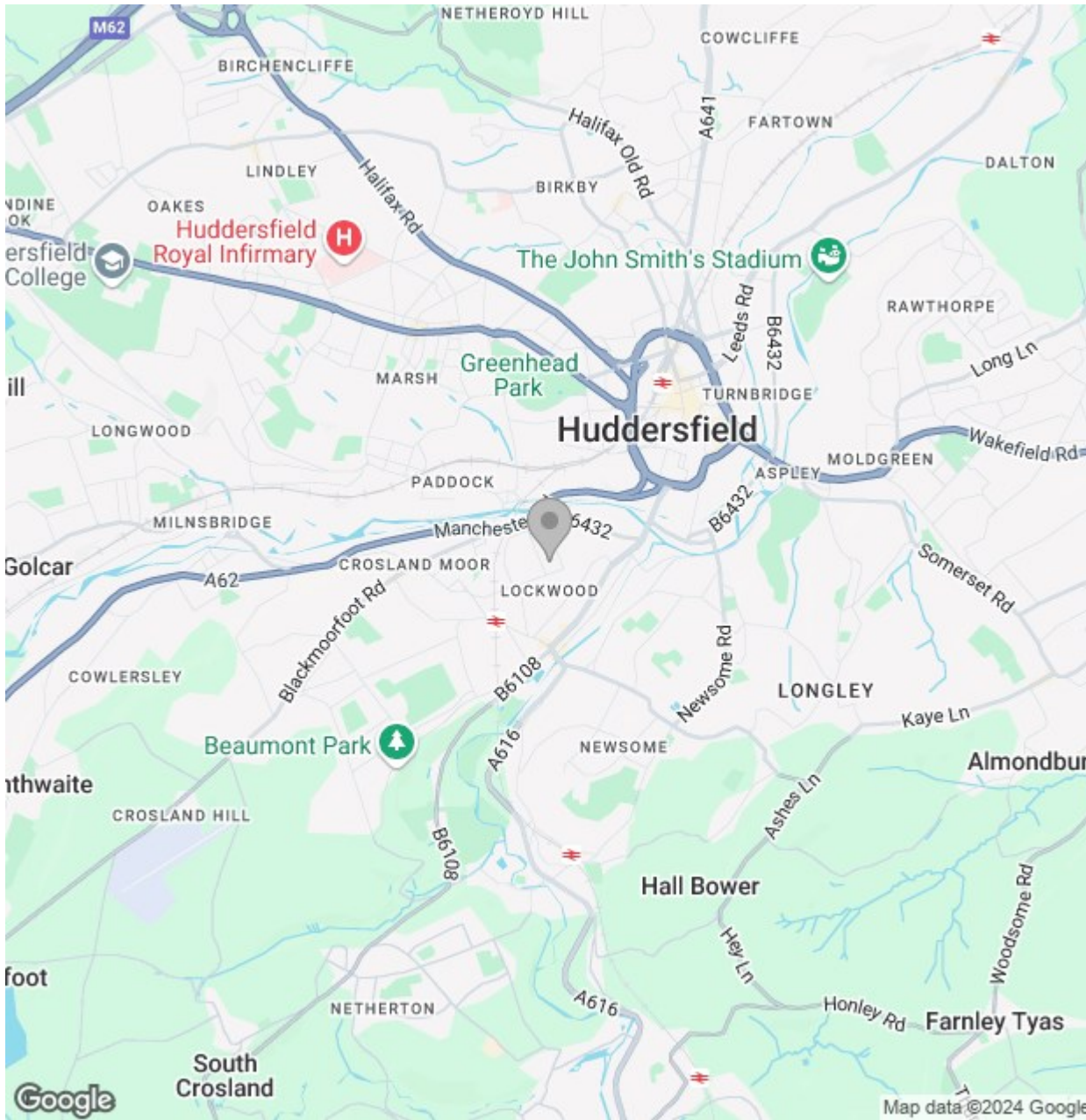


Ground Floor



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

