



66 Cowrakes Road, Lindley, Huddersfield, HD3 3ST

Auction Guide £75,000

**bramleys**





FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £75,000

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

BIDDING OPENS: 12PM - Monday 28th October, 2024

BIDDING ENDS: 12PM - Tuesday 29th October, 2024

(\*Please ensure you create your auction account by 5pm on Friday 25th 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\***

Requiring a full programme of modernisation, is this 2 bedroom, stone built end terraced property. Forming an ideal purchase for a buy to let investor or developer alike, with accommodation briefly comprising: entrance vestibule, open plan living kitchen, lower ground floor cellar, first floor landing, 2 bedrooms and bathroom. Externally the property has a garden area to front and is situated in the desirable area of Lindley convenient for amenities, access to local schooling, colleges, Huddersfield Royal Infirmary and the M62 motorway network. Energy Rating: E





## GROUND FLOOR:

Enter the property via a double glazed uPVC door into:-

### Entrance Hall

With a central heating radiator and stairs leading to the first floor.

### Living Kitchen

12'0" max x 16'0" (3.66m max x 4.88m)

This good size room has a kitchen area which has been fitted with a range of wall, base and drawer units, laminate roll top work surfaces, tiled splashbacks and inset sink and drainer unit. Integral appliances include a 4 ring gas hob, electric oven and overlying extractor hood. To the living area there is a double glazed uPVC window to the front elevation, central heating radiator and a wall mounted gas fireplace. The boiler is housed here and it also provides access to the cellar.

## LOWER GROUND FLOOR:

A cellar area provides additional storage.

## FIRST FLOOR:

### Landing

There is loft access via a loft hatch.

### Bedroom 1

8'5" max x 11'7" max (2.57m max x 3.53m max)

With a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

6'0" x 8'7" (1.83m x 2.62m)

With a uPVC window to the front elevation and a central heating radiator.

### Bathroom

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath with hand shower attachment. There are tiled splashbacks, heated towel rail and an extractor fan.

## OUTSIDE:

To the front there is a flagged patio area and garden laid predominantly to lawn.

## 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 Trinity Street (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Proceed to the roundabout at Lindley and take the right hand turning into Acre Street, passing the Huddersfield Royal Infirmary on the right hand side. Follow this road through the centre of Lindley and at the conclusion turn left into West Street. Proceed past the Black Bull PH on the right hand side, following the main road which automatically becomes Cowrakes Road. Climb up the hill, after passing the new build properties on the right hand side, take the next immediate right hand turn and continue down the driveway, before turning right where the property will be clearly identified by a Bramleys for sale board.

## TENURE:

Freehold

Please note, the property is currently held on a larger title with other properties, this will be split prior to completion of a sale.

## 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.

### **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 £300.34 in respect of the search fees incurred by the Seller and any other search fees advised prior to the completion date.

### **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 £10,000 or 10% deposit (whichever is higher).
- 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.

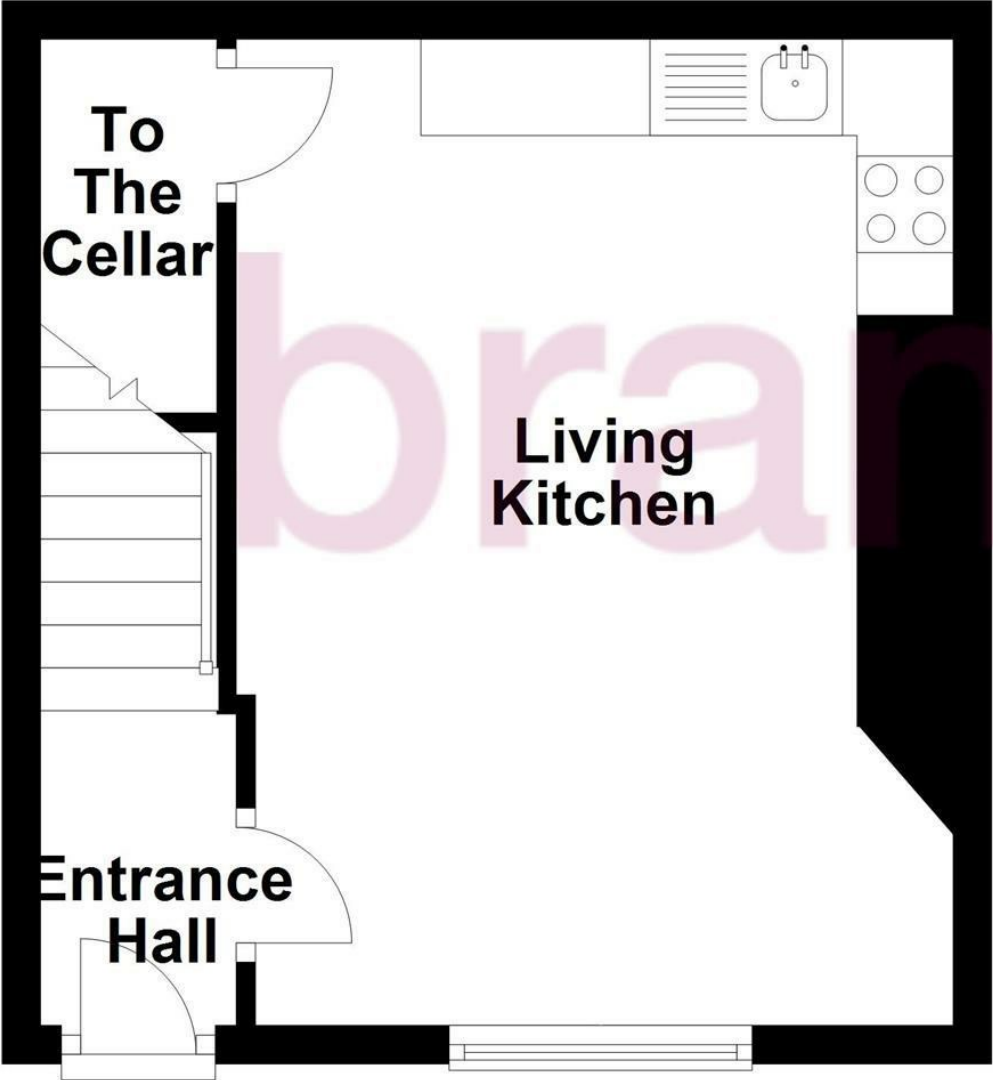
**VENDORS SOLICITORS:**

FAO: Ramsdens  
Oakley House  
1 Hungerford Road  
Huddersfield  
HD3 3AL  
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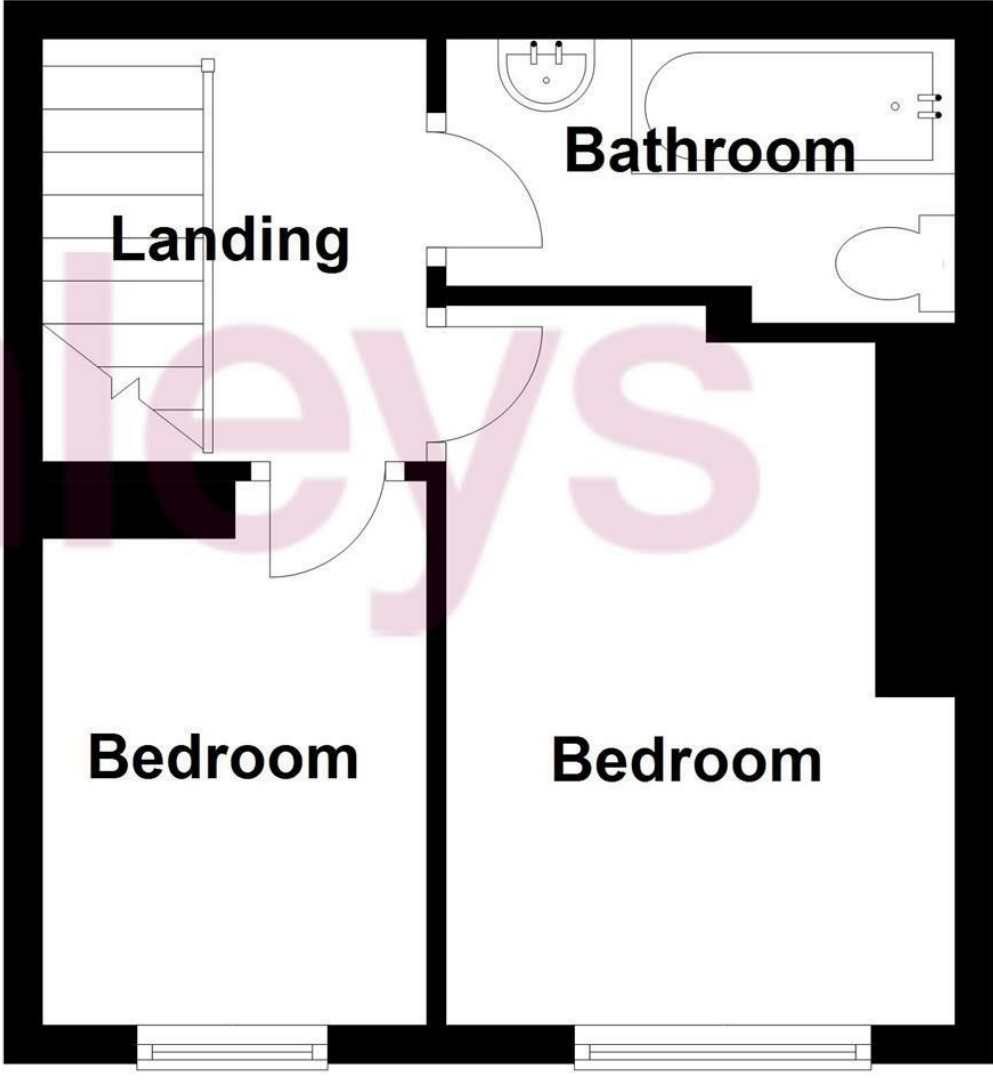
Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.



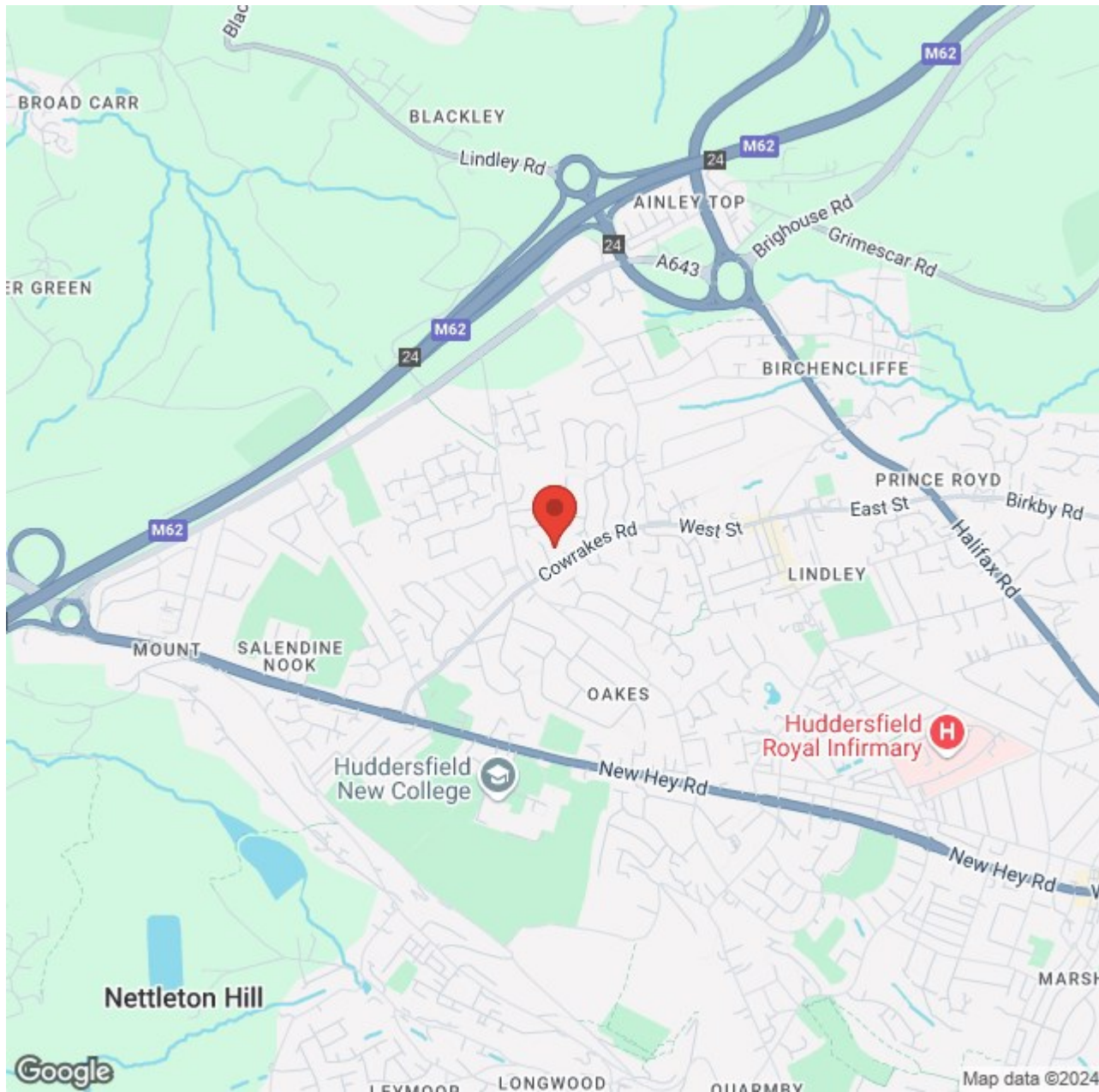
# Ground Floor



# 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
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	