



20 Rowley Hill, Fenay Bridge, Huddersfield, HD8 0JF

Auction Guide £165,000

bramleys

FOR SALE BY ONLINE AUCTION
GUIDE PRICE: £180,000-£200,000

(£18,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 16th December, 2025

BIDDING ENDS: 12PM - Wednesday 17th December, 2025

(*Please ensure you create your auction account by 5pm on Monday 15th December, 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

This deceptively spacious 3 bedroom cottage, provides plenty of character features including exposed brick fireplace, stone mullion windows, exposed stone walls and ceiling beams.

Situated in the highly sought after village of Lepton, the property would ideally suit those seeking a project, with character features throughout, the property would benefit from some modernisation to provide a good sized family property.

With accommodation comprising:- Lounge with snug area, ground floor bedroom, dining room, kitchen and wet room/WC. To the first floor there is a master bedroom with dressing area, additional bedroom/home office and 3 piece bathroom. Throughout the property there is ample storage space and externally there is the added benefit of gardens to both front and rear, together with off road parking.



GROUND FLOOR:

Lounge with Snug Area

23'5" x 17'0" plus 9'3" x 9'11" (7.14m x 5.18m plus 2.82m x 3.02m)

This spacious L-shaped reception room has a superb feature exposed brick fireplace with inset multi-fuel stove, together with timber beams to the ceiling and a feature exposed stone wall. There are also 2 central heating radiators, uPVC double glazed window to the front elevation, uPVC double glazed window to the side elevation and a window into the rear porch. There is a door which accesses a useful store cupboard and further door leading down to the lower ground floor cellar.

Bedroom

8'1" x 13'4" (2.46m x 4.06m)

Having a central heating radiator, useful built-in wardrobes with hanging and shelving space, and a uPVC double glazed window to the front elevation. There are feature beams to the ceiling also.

Inner Hallway

Having a window to the front elevation and stairs which lead up to the first floor landing.

Dining Room

12'2" x 15'6" max (3.71m x 4.72m max)

With mantel and hearth, 3 windows to the front with stone mullions, a feature slim vertical window, central heating radiator and useful understairs storage cupboard.

Kitchen

13'0" max x 19'4" max (3.96m max x 5.89m max)

Fitted with a range of wall, drawer and base units, laminate work surfaces and splashbacks, 1.5 bowl sink unit, central heating radiator and space/plumbing for a washing machine or dishwasher. There is space for a Range style cooker, a uPVC double glazed window overlooks the rear garden and a door leads through to the rear porch.

Inner Hallway

With door giving access to the cloakroom/WC and further door into the porch.

Wet Room/WC

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and shower. There is full tiling to the walls and floor, and a uPVC double glazed window to the rear elevation.



Rear Porch

Having a uPVC double glazed window to the rear elevation and a further door which accesses a further inner hallway/store room.

Store Room

5'6" x 5'1" (1.68m x 1.55m)

A door gives access to the lounge.

LOWER GROUND FLOOR:

Cellar

Providing additional storage space.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the rear elevation, a central heating radiator and access to the loft via a ceiling hatch.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is also a central heating radiator, tiled splashbacks and a uPVC double glazed window to the rear elevation.

Bedroom

12'11" x 9'5" (3.94m x 2.87m)

Having a central heating radiator and twin uPVC double glazed windows to the front elevation. There is also a useful dressing area (6'5" x 7'0") which has space for wardrobes and drawers.

Bedroom/Office

6'2" x 8'0" (1.88m x 2.44m)

Having a built-in wardrobe and uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a stone flagged pathway which leads up to the front door and a low maintenance lawned garden with shrub and walled boundaries. To the rear of the property there is a tiered garden, with a flagged path which leads to the side of the property and down to the front. Steps lead up to an area where there is hardstanding for a shed and a gate which gives access to off road 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 Wakefield Road (A642) passing through the traffic lights at Aspley and upon reaching the traffic lights at Moldgreen proceed straight along Wakefield Road staying in the right hand lane when approaching the traffic lights at Waterloo. Proceed along Penistone Road passing Morrisons supermarket on the left hand side and proceed along this road. After approximately 2 miles take a left hand turning onto Rowley Lane. Proceed up Rowley Lane approximately half a mile taking the left hand turning onto Rowley Hill and continue around to the left. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys Auction board.

TENURE:

The auction legal pack shows that the property is:-

Leasehold

999 years from 1 November 1909

Ground Rent: £3s.4d

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:

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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 £18,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £18,000 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 £180,000 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 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: 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 auction contract, it states that the purchaser will pay £250 towards the Local Searches 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

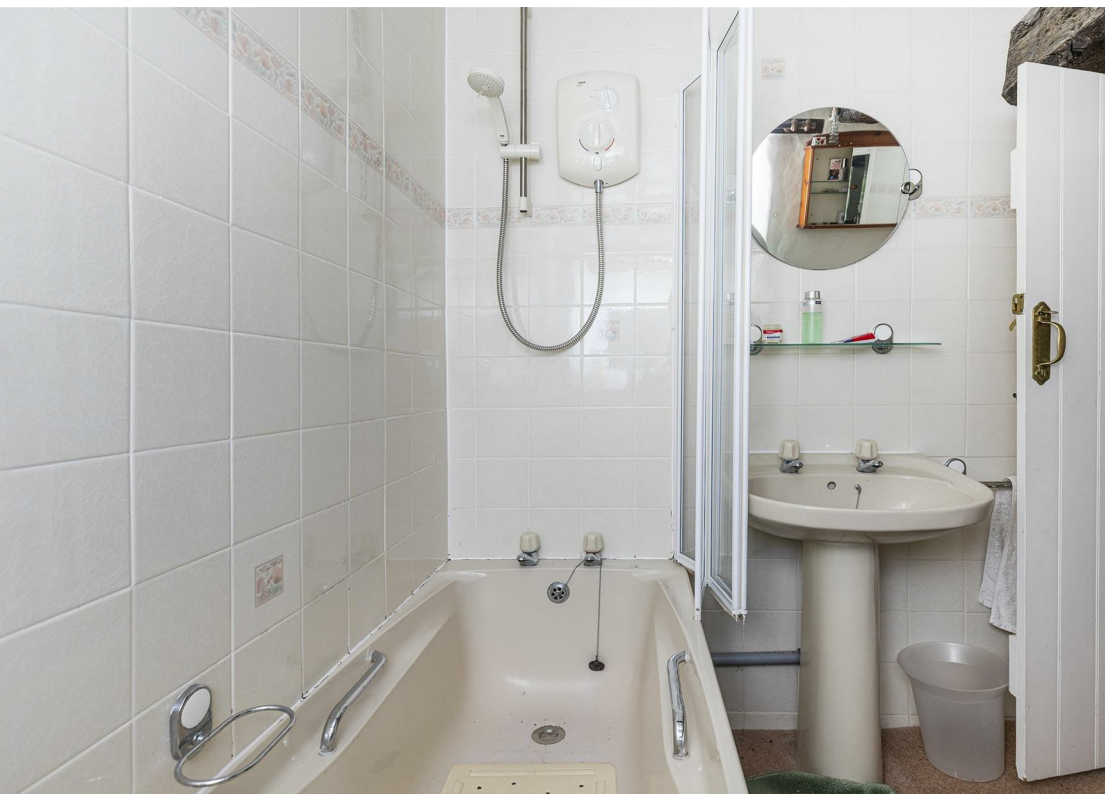
sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

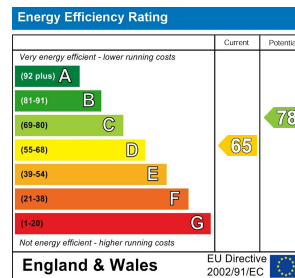
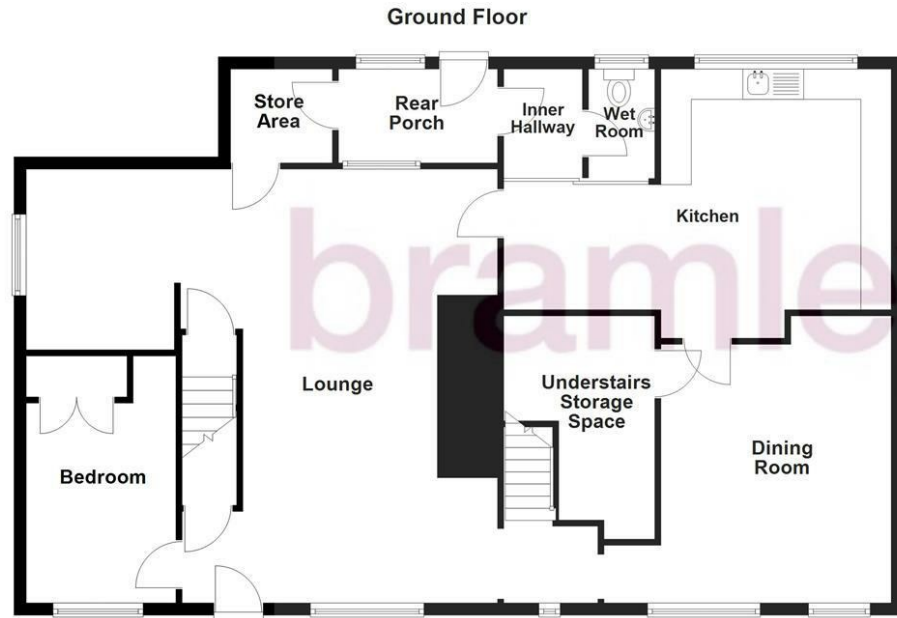
VENDORS SOLICITORS:

FAO: Ramsdens
18 Lewisham Rosd
Slaithwaite
Huddersfield
HD7 5AL

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

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