

## 2 bedroom terraced house for sale

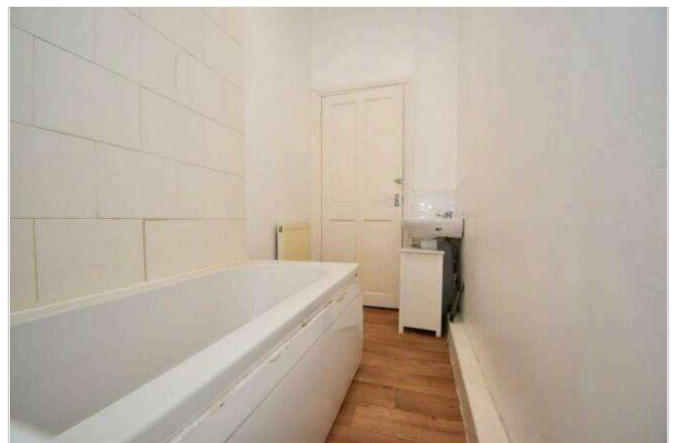
Hoyle House Fold, HD7

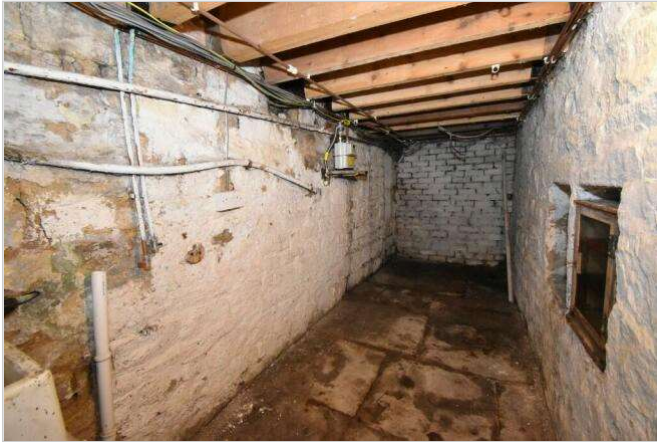
Guide Price\*

**£60,000**

Monthly mortgage payments

Print





## Property Description

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### Key features

- Vacant possession
- Popular location in the Colne Valley
- For Sale by online auction
- Sold via 'Secure Sale'
- Opportunity to add value
- 2 Bedrooms
- Immediate 'exchange of contracts' available
- CHECK OUT OUR VIDEO TOUR!

### Full description

Harvey & Ryall presents the 2 bedroomed mid terrace property for sale by Secure Sale Online Bidding. Starting bid £60,000. Terms and Conditions apply. A real opportunity for a first-time buyer or investor to add value!

A 2-bedroom mid terraced residential property in the heart of Linthwaite comprising hallway, lounge/kitchen, 2 bedrooms, bathroom and storage cellar.

### Key property details

**Roof material** - Tiled

**Property construction** - Coursed natural stone

**Windows & Doors** - UPVC Double Glazed + external door timber

**Heating powered by** - Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance Hallway** 1.10m x 1.19m

**Kitchen/Lounge** 4.58m x 3.70m - Stainless steel sink and tap, electric overhead extractor, hob and oven. Stone fireplace and access down to cellar.

#### **Lower Ground Floor**

**Cellar** 1.54m x 4.66m - Stone flagged cellar with gas meter, electric meter and sink/washing machine connections.

#### **First Floor**

**Landing** 2.22m x 1.70m - Access to bedrooms and bathroom

**Bedroom 1** 2.42m x 3.25m - Fitted wardrobes, radiator, window, gas boiler located in wardrobe/

**Bedroom 2** 2.31m x 2.10m - Radiator, window.

**Bathroom (rear)** 2.82m x 1.31m - Full size bath, overhead shower, basin, and W.C, Radiator.

**Parking arrangements** On street parking

**outside space** Garden to the front.

**Tenure** - Freehold

**Council Tax Band** - A

**Energy Performance Rating** - D

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///drumbeat.occur.kebabs

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

#### **Additional Details**

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.0 miles from Linthwaite Village

- 1.3 miles from Slaithwaite Village

- 3.5 miles from Huddersfield Town Centre

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership

with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at [www.rightmove.co.uk/property-for-sale/property-147142532.html](http://www.rightmove.co.uk/property-for-sale/property-147142532.html)

## Floorplans

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Floorplan



**Floorplan coming soon**



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map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

**Disclaimer** - Property reference 10HoylehouseFold. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Harvey & Ryall, Huddersfield**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 or the Home Report if in relation to a residential property in Scotland.

\* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

**\*Guide Price:** An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

**Reserve Price:** Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

**Auction Fees:** The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Harvey & Ryall, Huddersfield on +441484599533.

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