4 Upper Piccadilly
Bradford
BD1 3PQ
Tel: 01274 731217
Email: sales@sharpesauctions.co.uk

74 Woodedge Avenue
Huddersfield, HD5 9UX

FOR SALE BY SHARPES AUCTIONS - MODERN METHOD ONLINE AUCTION TO BE HELD ON FRIDAY 31ST OCTOBER 2025 AT 12PM.
A beautifully presented and generously proportioned semi-detached residence, offering a blend of comfort and style. Boasting three spacious bedrooms, a sleek modern kitchen, and a contemporary bathroom, this home is designed for both everyday living and entertaining.
Also benefitting from a delightful conservatory and a versatile garden room—perfect for relaxing or hosting guests. A spacious loft room and practical under-house storage ensures convenience, while the gardens provide a tranquil outdoor retreat that enhances the property's overall appeal.

- **MODERN METHOD OF AUCTION - START BID £170,000**
- **SEMI DETACHED**
- **THREE BEDROOMS**
- **CONSERVATORY & GARDEN ROOM**
- **EPC RATING D**
- **COUNCIL TAX BAND B**

Auction Guide Price - £170,000

74 Woodedge Avenue
Huddersfield, HD5 9UX

Auction Guide Price - £170,000

DESCRIPTION
The outdoor space also includes a decked patio, perfect for unwinding or hosting guests, and a private driveway adds to the home's appeal, providing off road parking.

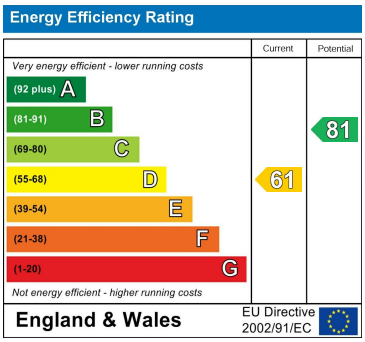
Internally, the home is finished to a high specification, featuring modern fixtures and fittings throughout, with a colour scheme that complements a wide range of personal tastes. The property has been carefully maintained and is presented in excellent condition, ready for immediate move-in. There's nothing left to do but unpack and start enjoying all that this lovely home has to offer.

Situated in the heart of Dalton, just a mile east of the bustling town centre, the home enjoys a superb location between Moldgreen and Kirkheaton. Dalton itself lies in a charming valley surrounded by open farmland, offering a tranquil and picturesque setting. Despite its peaceful atmosphere, the area benefits from excellent transport links to neighbouring towns and villages, keeping essential amenities within easy reach.
The property's proximity to Tandem Retail Park adds further convenience, with a wide array of supermarkets, shops, and services available. Easy access to the M62 motorway network ensures smooth commuting to regional destinations.

AUCTIONEERS NOTE
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

BROCHURE PREPARED
21.10.2025

SOLICITORS
Holden Smith Solicitors - Lucy Warburton



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.