



126 Cross Lane, Huddersfield, HD4 6DW

Auction Guide £85,000



126 Cross Lane, Primrose Hill, Huddersfield - For sale in our 8th September auction, online or in person at our Newark office at 5pm

Location:

Huddersfield is a large market town in the Metropolitan Borough of Kirklees, West Yorkshire, England. Huddersfield was a prominent mill town in the industrial revolution. To the town's west are the Pennines, and south is the River Holme's discharge into the similar-sized Colne. The town's historic county is the West Riding of Yorkshire.

Accommodation:

First Floor

Two bedrooms, bathroom with WC.

Ground Floor

Reception room, fitted kitchen.

Tenure:

Leasehold - 886 years remaining

Tenancy:

Currently Tenanted Income TBC

Council Tax Band:

A

EPC Rating:

C

Buyer's Premium:

Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition, a buyer's premium of 2% of the sale price, minimum of £5000 + VAT upon exchange of the contract.

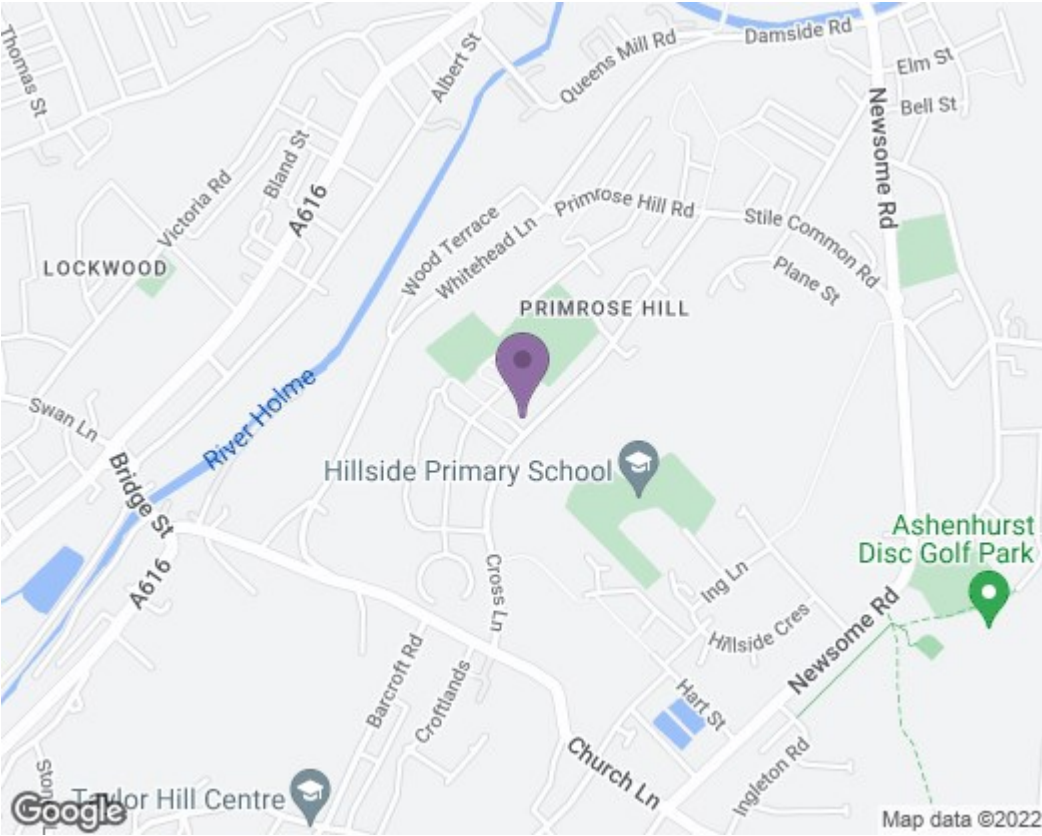
Please feel free to contact our sales and enquires team on 01636 558200 or email us at sales@nalcgroup.co.uk



When registering to bid with us we will require 2 forms of ID (Passport, Driving License) to fit in line with the Anti Money Laundering Act.

Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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