



Greave Close | | Huddersfield | HD2 1NG

Auction Guide £210,000



SHERIDAN
BAILEY
PROPERTY

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BY AUCTION 4 bed link detached family house is located in a quiet cul-de-sac in Brackenhall, Huddersfield. It has been significantly improved with newly fitted kitchen, ensuite with full re-decooration and flooring throughout the property resulting in a fresh homely welcome.

- Immaculately presented 4 bed link detached home with garage
- Large and inviting kitchen/dining area
- Situated in a quiet cul-de-sac with open views to front of the property
- Well located for shops and amenities and local road networks
- Newly fitted kitchen, ensuite and flooring throughout
- Spacious rear garden and patio area
- Gas central heating
- Early viewing is strongly recommended

Entrance Hall

Welcoming and spacious entrance hall with access to all rooms on the ground floor accommodation. Laminate wooden floor and stairs leading to first floor landing

Living Room

10'1 x 14'4 (3.07m x 4.37m)

Newly decorated cosy living room with feature fireplace and wooden beam with tv wall mount over. Carpets, triple window to front elevation overlooking garden and green park area beyond. TV, phone and broadband points. Double doors leading to large kitchen/dining room.

Kitchen/Dining

22'9 x 11'13 (6.93m x 3.35m)

Generously sized family kitchen/dining room. This room is the heart of the home with a newly fitted country style kitchen with a range of matching cream wall and base units, with complimentary tiling. 4 burner gas hob and electric oven. Integral larder fridge freezer. 1 1/2 sink drainer. Laminate wooden floor. Back door leading to rear patio area, and triple window to rear elevation.

The size of this room boasts the ability to allow a large family dining table and chairs as well as a further family seating area where patio doors lead to the rear garden.



Property comprises, hall, living room, large kitchen/dining space, WC & study. First floor - 2 double bedrooms, 1 ensuite, & 2 single bedrooms, bathroom



Downstairs WC

Wash hand basin and WC. Frosted window to side elevation

Study

6'5 x 7'11 (1.96m x 2.41m)

This light and airy room at the front of the property would make the perfect room for a study. Currently utilised as a good sized, boot/cloak room and utility

Stairs leading to first floor landing

Master Bedroom

13'11 x 13'2 (4.24m x 4.01m)

The Master Bedroom allows significant light with the benefit of both a triple window and a single window to the front elevation which is not overlooked and looks out across the green parkland area. Painted panelled wall to one wall behind double bed and fitted wardrobes.

Master Ensuite

5'10 x 5'5 (1.78m x 1.65m)

Newly fitted contemporary ensuite with large corner shower unit and rainfall shower. Fully tiled to 2 walls. Mounted wash hand basin with vanity cupboard under, WC, Black heated towel rail and laminate wooden floor

Bedroom 2

8'10 x 11'6 (2.69m x 3.51m)

Double bedroom with triple window to front elevation. Fitted triple wardrobes.

Bedroom 3

7'0 x 9'0 (2.13m x 2.74m)

Single bedroom with window to rear elevation

Bedroom 4

8'10 x 8'5 (2.69m x 2.57m)

L shaped single bedroom with window to rear elevation

Family Bathroom

Family bathroom with bath, WC and wash hand basin, frosted window to rear elevation.

External

The property is located in a quiet cul-de-sac and is a 4 bed link detached property with garage. The front of the property is accessed from the driveway via a flagged pathway. Front gardens are laid to lawn. There is side access leading to the rear of the property.

The rear garden is spacious and generously sized with flagged patio area and lawns. There is an outside tap. The property is well screened with fencing and mature trees and shrubs. Steps down from patio access the rear of the garage and also a garden shed.

Auctioneer Comments

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided.

The buyer will pay £300 inc VAT for this pack which you must view before bidding.

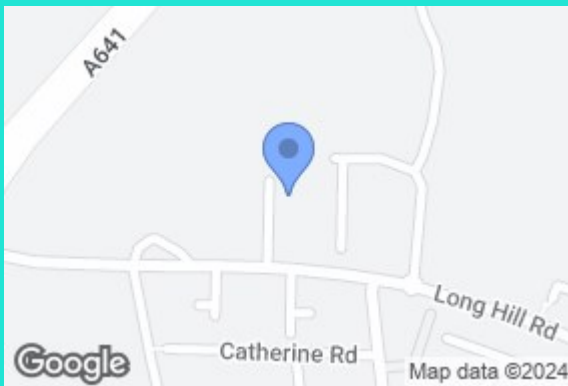
The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

NOTE JAPANESE KNOTWEED

Please be aware that japanese knotweed has historically been located at a neighbouring property. This needs to be declared found within the legal boundary requirements. 10 year insurance treatment plan in place and is responsibility of the neighbour. All paperwork and certification will be included in auction pack. Please check with mortgage lender in advance of any bids.

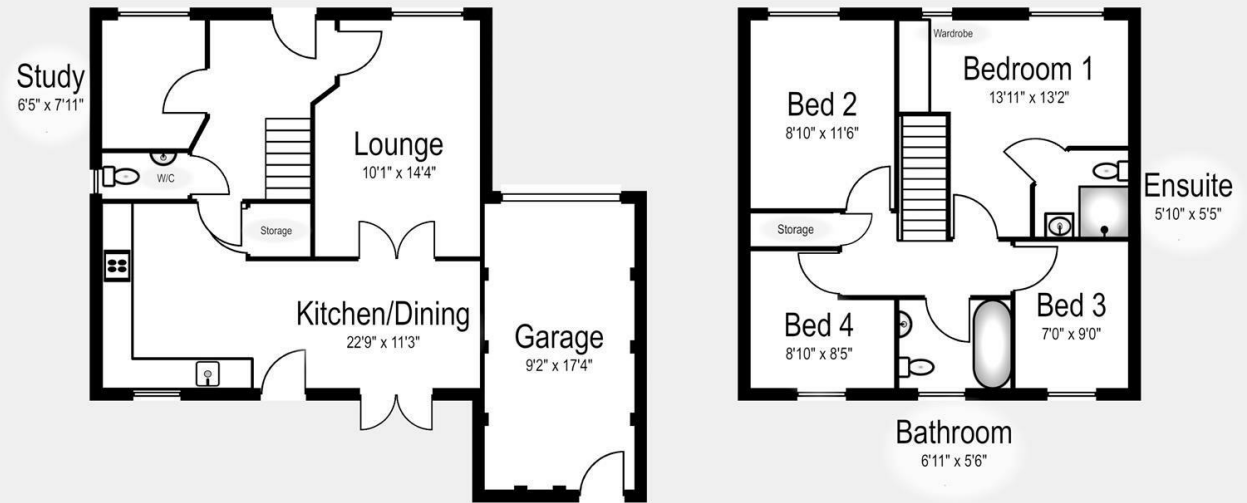
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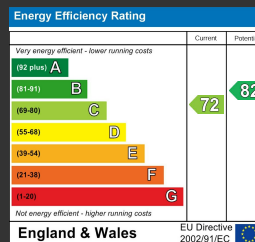
Front Ground

1st Floor



HD2 1NG
Internal - 1168ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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