



**Highfield Avenue, Birdsedge Huddersfield HD8 8XT**



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## **Highfield Avenue, Birdsedge Huddersfield**

**\*\*SALE BY MODERN AUCTION\*\*REQUIRING A FULL COURSE OF MODERNISATION IS THIS DETACHED TRUE BUNGALOW AFFORDING THREE BEDROOM ACCOMMODATION WITH GARDENS TO THREE SIDES AND DRIVEWAY PLUS CAR PORT.**

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Summary**

Available with no chain and requiring a full course of updating is this detached true bungalow located in the popular village of Birds Edge. Affording three

bedroom accommodation with sizeable lounge, dining kitchen and conservatory the property boasts gardens to three sides along with driveway and access to a sizeable car port. Well placed for access to surrounding townships the property offers great potential to the discerning purchaser.

### **Accommodation Entrance Porch**

There are storage cupboards and a door leading to:

### **Breakfast Kitchen**

12' x 8' ( 3.66m x 2.44m )

There are currently wall and base units, a sink and drainer unit with mixer tap and a cooker point. The room is also double glazed to front aspect.

### **Living Room**

14' 9" into window x 11' ( 4.50m into window x 3.35m )

There is an electric fire set to surround with TV standing whilst there are two ceiling light points and double glazed window to front aspect.

### **Bathroom**

Coloured suite comprising of low flush w/c, hand washbasin and bath with shower, there is tiled surrounds and floor covering.

### **Bedroom One**

15' max x 9' 7" ( 4.57m max x 2.92m )

A generous double room with built in wardrobes and double glazed window to rear aspect.

### **Bedroom Two**

15' x 12' into robe ( 4.57m x 3.66m into robe )

A second double room with fitted wardrobes also double glazed to rear aspect.

### **Bedroom Three**



11' x 8' 2" into robe ( 3.35m x 2.49m into robe )  
Another room that could accommodate a double bed having wardrobes and double glazed window to side garden aspect.



**Conservatory**

10' 1" x 9' 7" ( 3.07m x 2.92m )  
French style doors leading out into garden.

**External**

Sizeable gardens to front and rear and small garden to the side. With a driveway leading to a large car port.

**Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/HMF108008](http://williamhbrown.co.uk/Property/HMF108008)



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## **Highfield Avenue, Birdsedge Huddersfield**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Three Bedroom Accommodation

Tenure: Freehold EPC Rating: F

guide price

**£150,000**

### **directions to this property:**

Leave Holmfirth via Station Road, which in turn becomes New Mill Road. Upon reaching New Mill village centre, take the left turning into Penistone Road, (signposted Barnsley) and proceed for approximately two miles to the Sovereign Inn. Turn right and proceed into Birds Edge. Turn right onto Birds Edge Lane and left onto Highfield Avenue where the property can be found on the left hand side.

**view this property online** [williamhbrown.co.uk/Property/HMF108008](http://williamhbrown.co.uk/Property/HMF108008)



Property Ref:  
HMF108008 - 0005

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