



**Beaumont Street, Emley Huddersfield HD8 9RN**

welcome to

## Beaumont Street, Emley Huddersfield

SOUGHT AFTER VILLAGE LOCATION, WITH STUNNING VIEWS TO THE REAR, TAKING IN THE ROLLING COUNTRYSIDE. THREE BEDROOM DETACHED, WITH GATED OFF ROAD PARKING TO THE REAR AND DETACHED GARAGE. IDEAL PROPERTY TO PUT YOUR OWN STAMP ON

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

A fantastic opportunity to put your own stamp on this property, that is in need of modernisation. Situated in the highly sort after village of Emley. Boasting stunning countryside views to the rear. Further enhanced by a gated driveway and detached garage. Briefly comprising of entrance lobby, lounge, dining kitchen with access to the cellar. To

first floor are three bedrooms and house bathroom. Sitting perfectly for local amenities and well regarded schooling there is also ease of access to major routes such as the M1 for surrounding commercial centres.

### Entrance Lobby

Enter into lobby, with carpeted staircase to first floor. Radiator.

### Lounge

13' 11" x 12' 11" ( 4.24m x 3.94m )  
Carpeted lounge, with stone fire place into alcoves, tiled hearth with gas fire. Double glazed to front window.

### Dining Kitchen

16' 1" x 9' 4" ( 4.90m x 2.84m )  
Spacious dining kitchen with a good range of wall and base units, incorporating breakfast bar.  
Housing boiler(not working) Double glazed window to rear, taking in the views. Door access into the cellar.

### First Floor

Carpeted staircase leading to first floor landing. Loft access with pull down ladder, the loft has lighting, is carpeted, providing ideal storage space and is insulated. Double glazed stained glass window to side. Radiator.

### Bedroom One

13' 11" x 9' 7" ( 4.24m x 2.92m )  
Carpeted double bedroom, with double glazed window to front aspect.

### Bedroom Two

9' 7" x 9' 4" ( 2.92m x 2.84m )  
Carpeted bedroom with double glazed window to



rear taking in the stunning views. Built in cupboard.

### **Bedroom Three**

7' 9" x 6' ( 2.36m x 1.83m )

Carpeted bedroom with double glazed window to front aspect.

### **House Bathroom**

Coloured bathroom suite, with bath, shower over, vanity WC and wash hand basin. Obscured double glazed window to rear. Radiator.

### **External**

To the front is a shrubbed garden. To the rear is a paved seating area with attached stone out house, ideal for storage. Leading to an enclosed gated parking area and detached garage. Taking in the amazing countryside views.



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## Beaumont Street, Emley Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\*NO UPPER CHAIN\*\*\*
- Detached Property

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£170,000**

### directions to this property:

Leave Holmfirth via Station Road, follow this road into new Mill, and take the left turn into Penistone Road, A616 (signposted Barnsley) Taking a left turn onto Cross Lane, continuing onto Flockton Road. The property can be found on the left hand side, identified with our for sale board.

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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