



Northfield Grove, Lockwood, Huddersfield HD1 3SJ

welcome to

Northfield Grove, Lockwood Huddersfield

AUCTION ENDS 15th MAY AT 12:30pm A step in the right direction. Spacious property with extensive views to the rear. South facing two-storey extension at the rear, providing a dining room with cellar below. With front and rear low maintenance gardens. Ideal for those looking to add value.



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.

Ground Floor Entrance Hall Lounge

11' 11" x 11' 11" plus bay (3.63m x 3.63m plus bay)
Good sized reception room with carpeted flooring and warmed by a gas fire with tiled hearth and wood fireplace plus radiator. Double glazed box bay overlooks the front.

Dining Room

8' 2" x 8' 9" (2.49m x 2.67m)
With space for dining table and chairs having carpeted flooring and a radiator. Double glazed window overlooks the rear with view.

Kitchen

13' 3" x 7' 10" (4.04m x 2.39m)
Spacious kitchen area fitted with a range of wood fronted base and wall units with contemporary work surfaces and tiled splashbacks. Having tile effect vinyl flooring, multi fuel burner. Gas cooker and space for under counter fridge or freezer. Sink unit with drainer. Door to pantry which has access to cellar.

Rear Entrance Porch

Door leading to tiled porch with access to passage and rear garden.

Cellar

Sectioned into three parts - 11'06 x 14'09, 8'0 x 11'10 and 8'03 x 8'10 with water supply and plumbing for washing machine. Instantaneous gas water heater. Access to cellar by ladder from the pantry or door from back garden lean-to greenhouse.

First Floor Bedroom One

11' x 14' 10" (3.35m x 4.52m)
Spacious double bedroom with carpeted flooring and a central heating radiator. Having integrated storage cupboard and double glazed window to the front.

Bedroom Two

8' 8" x 9' 1" (2.64m x 2.77m)
Good sized carpeted room with radiator. Double glazed window overlooks the rear with views.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Having part tiled wall and laminate flooring, Double glazed window overlooks the rear.

Loft

13' 9" x 9' 2" (4.19m x 2.79m)
Access to a fully boarded loft room.

External

To the front is a low-maintenance garden which could be converted for parking subject to the relevant planning consents. A side passage leads to the rear porch access and rear garden with lean to and stand-alone greenhouses, patio and flower beds.

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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS 15th MAY AT 12:30pm
- Potential For Improvement
- Front and Rear Gardens - Backing To Allotments
- Good Sized Double Bedrooms
- South Facing Dining Room and Cellar Extension To The Rear

Tenure: Freehold EPC Rating: E

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115240 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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