



**Rowley Lane, Fenay Bridge, Huddersfield HD8 0JG**

**welcome to**

**Rowley Lane, Fenay Bridge Huddersfield**

AUCTION ENDING 10th MAY AT 2PM - DEVELOPMENT OPPORTUNITY!!! > SPACIOUS CORNER PLOT with previous planning for multiple homes/extension to existing dwelling.



## 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

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator. Door to under stair storage and stairs leading to the first floor.

### Lounge

8' 10" x 19' 10" ( 2.69m x 6.05m )

Superbly spacious reception room warmed by a gas fire and a central heating radiator. Having carpeted flooring. The room is flooded with plenty of natural light from the three windows to the front, side and rear.

### Kitchen

8' 5" x 12' 5" ( 2.57m x 3.78m )

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces. Space for cooker, washing machine and under counter fridge. The room has carpeted flooring and part tiled walls. Window overlooks the rear plus door to the rear. Door to a separate storage cupboard.

### Pantry

Perfect storage space with window overlooking the rear.

## First Floor

### Landing

Having carpeted flooring and warmed by a central heating radiator. Doors to bedrooms, bathroom, separate wc and airing cupboard.

### Bedroom One

11' 11" x 10' 11" ( 3.63m x 3.33m )

Spacious double bedroom with fitted wardrobes. Having carpeted flooring and warmed by a central heating radiator. Window overlooks the front.

### Bedroom Two

9' 3" x 10' 11" ( 2.82m x 3.33m )

Second good sized double bedroom with door to storage cupboard. Having carpeted flooring and warmed by a central heating radiator. Window overlooks the front.

## Bedroom Three

6' 10" x 8' 10" ( 2.08m x 2.69m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Window overlooks the rear.

## Bathroom

Bathroom suite comprising bath with shower over and glass shower screen. Wash hand basin, fully tiled walls, radiator and a window which overlooks the rear.

## Separate Wc

Low flush WC and window to the rear.

## External

This property has a wonderful lawned garden surrounding the property being privately enclosed with shrubs, bushes and trees. The property has a tarmac drive leading to a single attached garage measuring 8'0 x 16'07.

The property has plenty of land with the opportunity to build subject to permissions.

## Agents Note - Land Reg

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



**view this property online** [williamhbrown.co.uk/Property/HDF115649](http://williamhbrown.co.uk/Property/HDF115649)



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## Rowley Lane, Fenay Bridge Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDING 10th MAY AT 2PM
- Development Opportunity
- Spacious Corner Plot
- Two Existing Drop Curb Entries
- Historical Outline Planning Granted - Now Lapsed

Tenure: Freehold EPC Rating: D

guide price

**£480,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115649 - 0009

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.

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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