



**Milner Street, Huddersfield HD1 3UH**



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**Milner Street, Huddersfield**

With scope for cosmetic upgrades, this fabulous stone-built end-of-terrace home is the ideal investment opportunity or first time purchase being located close to local amenities, a train station and commuter links, whilst being situated on a quiet no-through road. Offered with no onward chain.



## **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. Stairs lead to the first floor.

### **Lounge**

14' 10" max x 14' 11" max ( 4.52m max x 4.55m max )  
Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator. The room also has space for a gas fire. Double glazed window overlooks the front. Opening to kitchen.

### **Kitchen**

4' 5" x 10' 1" ( 1.35m x 3.07m )  
Galley style kitchen with fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for washing machine and fridge. Door to cellar.

### **Cellar**

Dry cellar perfect for storage with window to front and split into two rooms.

## **First Floor Landing**

With carpeted flooring and loft hatch to insulated loft space.

### **Bedroom One**

9' 3" x 10' 6" ( 2.82m x 3.20m )  
Good sized bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Bedroom Two**

7' x 9' 2" max into doorway ( 2.13m x 2.79m max into doorway )  
Good sized room with laminate flooring and a central heating radiator. Double glazed window overlooks the front.

### **Bathroom**

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With carpeted flooring, central heating radiator and extractor fan. There is also an integrated store cupboard.

### **External**

The property has a paved front terrace and parking is freely available on the road just outside.



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## **Milner Street, Huddersfield**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDING 28th JUNE AT 12pm - No Onward Chain
- Quiet Yet Convenient Location - No Through Road
- Close To Public Transport Links and Train Station
- Ideal For Investment
- Scope For Cosmetic Renovation

Tenure: Freehold EPC Rating: D

guide price

**£50,000**



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Property Ref:  
HDF116445 - 0005

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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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