



William Street, Crosland Moor, Huddersfield HD4 5RS



welcome to

William Street, Crosland Moor Huddersfield

Well maintained two double bedroom semi with private rear garden and front courtyard ample to be made into off street parking.



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

Lounge

10' 11" x 13' 10" (3.33m x 4.22m)

Spacious reception room with carpeted flooring and warmed by a gas fire plus central heating radiator. There are fitted alcove shelves to both sides of the fireplace. Double glazed bay window overlooks the front.

Kitchen Diner

13' 9" x 10' 3" (4.19m x 3.12m)

Fitted with a range of base and wall unit with tiled splashbacks, integrated gas cooker and electric hob. The washing machine and fridge freezer are hosted in a separate understair storage area, both of which are included in the sale. The kitchen area has laminate flooring and carpeted flooring to rest of the room. Fitted storage cupboards in the alcoves along with a gas fire. Double glazed window overlooks the rear.

First Floor

Bedroom One

13' 9" x 11' (4.19m x 3.35m)

Spacious double bedroom with tripled floor to ceiling fitted wardrobes with sliding doors, hanging space and shelves plus fitted dressing table with overhead cupboards. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

7' 3" x 12' 6" (2.21m x 3.81m)

Second good sized bedroom with fitted floor to ceiling wardrobes with hanging space and shelves. The room has carpeted flooring and two windows which overlook the rear garden.

Showerroom

Modern shower room with splashback panels for easy cleaning, comprising corner shower cubicle , low flush WC and wash hand basin. With tiled flooring and a window to the side.

External

The property has a rear lawned garden with outdoor store, patio area, planting beds and shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Maintained
- Great Sized Private Rear Garden
- Front Garden Ample To Be Off Street Parking
- Double Bedrooms With Fitted Wardrobes

Tenure: Freehold EPC Rating: D

guide price

£120,000



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Property Ref:
HDF116417 - 0004

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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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