



**New Hey Road, Huddersfield HD3 4GH**



**welcome to**

**New Hey Road, Huddersfield**

Priced to sell!! Having three SPACIOUS double bedrooms. Open plan kitchen/diner/living. With spacious split hallway ideal for use as home office. Will suit families of different ages and sizes offering flexibility of accommodation.



## **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 having carpeted flooring, door to open plan living space and stairs to first floor.

### **Open Plan Living**

12' 6" x 15' 8" ( 3.81m x 4.78m )

Spacious open plan space having wood effect laminate flooring and warmed by a wall mounted gas fire plus central heating radiator. Kitchen area has a range of fitted base and wall units with contemporary work surfaces and splashback. Space for freestanding gas hob and hob with electric extractor over. Space for washing machine and under counter fridge freezer. Double glazed window overlooks the front. Door to cellar.

### **Cellar**

15' x 5' 6" ( 4.57m x 1.68m )

## **First Floor Landing**

6' 8" x 15' 3" ( 2.03m x 4.65m )

Good sized landing area with carpeted flooring, could be split to be used as office space.

### **Bedroom One**

15' 3" x 9' 5" ( 4.65m x 2.87m )

Superb sized double bedroom having carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear overlooking playing fields.

### **Bedroom Two**

9' 9" x 15' 8" ( 2.97m x 4.78m )

Second superb sized double bedroom having carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

### **Bathroom**

Bathroom suite comprising bath, low flush WC and wash handing basin. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Second Floor - Attic**

12' 7" x 14' 7" max ( 3.84m x 4.45m max )

Third spacious double bedroom having carpeted flooring. Having exposed beams and two Velux windows providing plenty of light.



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## New Hey Road, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Very Spacious Double Bedrooms
- PRICED TO SELL
- Situated On A Direct Bus Routes Into The Town Centre and Surrounding Areas
- Within Walking Distance To Schools, Colleges and Amenities
- Three Very Spacious Double Bedrooms

Tenure: Freehold EPC Rating: E

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116777 - 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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