



Carr Top Lane, Golcar, Huddersfield HD7 4JB

welcome to

Carr Top Lane, Golcar, Huddersfield

We are excited to offer this excellent example of a three bedroom character terraced home to the market.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Lounge

17' 6" x 13' 5" (5.33m x 4.09m)

Extremely spacious lounge with characterful features including a stone floor and feature exposed brick fireplace. Modern and move in ready, warmed by a central heating radiator and a gas fire. With lots of natural light coming from a double glazed window to the side.

Kitchen

10' 7" x 16' 7" (3.23m x 5.05m)

Spacious kitchen which is again, immaculately presented. With stone flag flooring and an exposed brick feature wall, plus wooden beams, this property has lots of character. Fitted with a range of base and wall units, with space for oven and hob, stand alone fridge freezer and undercounter washing machine. Lit by ceiling spotlights and a single glazed window to the rear.

First Floor

Bedroom One

9' 1" x 14' 4" (2.77m x 4.37m)

Spacious double bedroom which is modern and move in ready. Wood flooring, with double glazed window to the rear. Warmed by central heating radiators. With an exposed stone feature wall with a fireplace.

Bedroom Two

9' 1" x 9' 8" (2.77m x 2.95m)

Good sized second bedroom with wood flooring, warmed by a central heating radiator. With a double glazed window to the front.

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

Spacious single bedroom with wood flooring, warmed by a central heating radiator, with three double glazed windows to the rear.

Bathroom

Good sized family bathroom with wood flooring. Warmed by a heated towel rail, with three double glazed windows to the front. Fitted with a shower over bath, low flush WC and wash hand basin.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Property
- Sought After Location
- Three Bedrooms and a Kitchen Diner
- Recently Re-Plastered & Re-Wired
- FIRST TIME BUYERS

Tenure: Freehold EPC Rating: E

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117572 - 0004

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