



**Curzon Street, HUDDERSFIELD HD2 1XB**



*welcome to*

**Curzon Street, HUDDERSFIELD**

If you are looking for a fabulous first purchase or to settle in a peaceful yet convenient location close to the M62 networks, this move-in ready home has a large garden and a dining-kitchen whilst being presented immaculately throughout.



### 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.

### Entrance Hall

Entrance hall with laminate flooring, warmed by a central heating radiator. Making the home a practical space for families.

### Lounge

14' x 12' 10" max into recess ( 4.27m x 3.91m max into recess )

Spacious lounge which is well decorated and modern, fitted with laminate flooring, with a double glazed window to the front. Warmed by a central heating radiator and a feature gas fireplace.

### Kitchen

6' 9" x 12' 10" ( 2.06m x 3.91m )

Immaculately presented kitchen, also with laminate flooring. With lots of natural light from two double glazed windows to the rear. With modern integrated appliances such as integral electric oven and gas hob with extractor hood. With space for a washing machine and fridge/freezer. Fitted with a range of modern base and wall units with laminate worktops, plus extra storage into a pantry cupboard. Warmed by a central heating radiator.

### First Floor

Carpeted first floor landing with access to the loft via loft hatch.

### Bedroom One

12' 11" x 10' 5" ( 3.94m x 3.17m )

Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front. Plus extra storage into a walk in wardrobe.

### Bedroom Two

8' x 10' 5" ( 2.44m x 3.17m )

Good sized double bedroom with carpeted flooring, with a double glazed window to the rear. Warmed by a central heating radiator.

### Bathroom

Good sized and modern bathroom with tile flooring. Fitted with a P-shaped bath with shower over, low flush WC and wash hand basin. Warmed by a heated towel rail, with a double glazed window to the rear.

### External Front Garden

Good sized front garden which is lawned with a pathway. Fully enclosed by a pickett fence with a gate, making this a very welcoming entrance to the home.

### Rear Garden

Lawned rear garden which is enclosed by timber fence, making this the ideal space for families. Also including a small patio area towards the rear of the house.



***view this property online*** [williamhbrown.co.uk/Property/HDF117550](http://williamhbrown.co.uk/Property/HDF117550)



welcome to

## Curzon Street, HUDDERSFIELD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Immaculately presented throughout
- Peaceful yet convenient location

Tenure: Freehold EPC Rating: C

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF117550](https://williamhbrown.co.uk/Property/HDF117550)



Property Ref:  
HDF117550 - 0003

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.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**