



Moorcroft Avenue, Golcar, HUDDERSFIELD HD7 4QH

welcome to

Moorcroft Avenue, Golcar, HUDDERSFIELD

Ideal as a first purchase or investment, this well-presented home with ample garden space located on a no-through road in highly sought-after Golcar, close to schools, amenities and bus routes. Offered with no chain, ideal for those looking for space, convenience and a move-in ready home.



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

Welcoming entrance hall with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front. Plus extra storage into integrated cupboards.

Lounge

12' 10" into recess x 17' 10" (3.91m into recess x 5.44m)
Spacious lounge with two double glazed windows to the front and rear allowing lots of natural light. Warmed by a central heating radiator and fitted with carpeted flooring.

Kitchen

9' 8" x 9' 10" (2.95m x 3.00m)
Good sized kitchen with wood flooring. Fitted with a range of base and wall units with laminate worktops. Integrated gas hob and electric oven with extractor hood. With space for a fridge/freezer and undercounter washing machine. Warmed by a central heating radiator, with a double glazed window to the rear.

First Floor Landing

Carpeted landing with access to the loft via loft hatch.

Bedroom One

10' x 12' 10" into recess (3.05m x 3.91m into recess)
Good sized double bedroom with carpeted flooring. Warmed by a central heating radiator, with a double glazed window to the rear.

Bedroom Two

10' x 10' 1" (3.05m x 3.07m)
Second double bedroom which is fitted with carpeted flooring and a double glazed window to the rear. Warmed by a central heating radiator.

Bedroom Three

7' 7" x 10' 8" to wardrobes (2.31m x 3.25m to wardrobes)
Good sized single bedroom, ideal for families or those looking for a home office, fitted with carpeted flooring and a double glazed window to the front. Plus integral wardrobes, providing lots of extra storage. Warmed by a central heating radiator.

Bathroom

Immaculately presented and modern family bathroom which is partially tiled and fitted with laminate flooring. With a low flush WC, wash hand basin and bath with shower over. Warmed by a central heating radiator, with a double glazed window to the front.

External Front

To the front of the property is a well kept lawn, with established hedges and a paved garden path leading up to the door.

Rear

To the rear of the property is a spacious lawned garden. Beautifully kept, again with established hedges. Enclosed by timber fence.



view this property online williamhbrown.co.uk/Property/HDF117515



welcome to

Moorcroft Avenue, Golcar HUDDERSFIELD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain!
- Well-presented throughout
- Generous plot-size
- Highly sought-after Golcar
- Ideal as a first purchase, Modern kitchens and bathrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117515



Property Ref:
HDF117515 - 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



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk