



Greyfriars Avenue, Huddersfield HD2 1LQ

welcome to

Greyfriars Avenue, Huddersfield

Offered chain free with scope for cosmetic improvements, this detached family home ticks all of the boxes with ample garden space, off-road parking and flexible living space. On a quiet no-through road and close to schools, shops and bus routes.



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 a double glazed window and access to understair cupboard.

Lounge

10' 11" into recess x 16' 2" (3.33m into recess x 4.93m)
Spacious lounge which is fitted with carpeted flooring, with lots of natural light coming from a double glazed window to the front and one to the side. Plus a gas point for a fireplace.

Kitchen

7' 2" x 13' 8" (2.18m x 4.17m)
Larger than average kitchen with laminate flooring. Fitted with a range of base and wall units with laminate worktops. With an integral electric oven and hob with extractor hood, and space for freestanding fridge/freezer and undercounter washing machine. Plus a double glazed window to the rear and external door to the side.

Dining Room/Bedroom Three

8' 8" x 13' 8" (2.64m x 4.17m)
Good sized double bedroom with carpeted flooring, with a double glazed window to the rear.

First Floor Landing

Carpeted landing with lots of extra storage into two integral cupboards in the eaves.

Bedroom One

9' 7" x 9' 11" (2.92m x 3.02m)
Good sized bedroom with carpeted flooring. Warmed by an electric radiator, with a double glazed window to the rear.

Bedroom Two

10' x 11' 9" (3.05m x 3.58m)
Good sized double bedroom with carpeted flooring. Warmed by an electric radiator, with a double glazed window to the front.

Bathroom

Good sized bathroom with tile flooring. Fitted with a shower over bath, low flush WC and wash hand basin. With access to the loft via loft hatch. Lots of natural light from a skylight. Warmed by a heated towel rail.

External Front Garden

Neat and tidy garden with a faux lawn area and paved path to the front door.

Rear Garden

Large lawned garden with a long drive and space for a conservatory as well as a garage.

Agents Note

In the process of purchasing the Freehold title.



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welcome to

Greyfriars Avenue, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached family home
- Huge scope for cosmetic improvements
- Close to schools and amenities
- Generous plot size with off-road parking for multiple cars
- No onward chain!

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF115756 - 0004

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