



Hill Top Road, Paddock, HUDDERSFIELD, HD1 4SQ

welcome to

Hill Top Road, Paddock HUDDERSFIELD

This two-bedroom mid-terraced house, set over four storeys, offers a unique layout and fantastic potential for improvement. Recently cleaned and cleared throughout, the property provides a solid and tidy foundation from which to begin modernisation.

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.

Lower Ground Floor Kitchen

12' 9" x 15' 2" (3.89m x 4.62m)

Located on the lower ground floor, the kitchen provides a functional space with base and wall units, work surfaces, a steel sink and room for appliances. While currently in a traditional style, it offers

excellent potential to be redesigned into a modern kitchen or open-plan dining area. With some thoughtful renovation, this level could become a charming and practical heart of the home.

Living Room

13' x 11' 7" (3.96m x 3.53m)

The main living room occupies the ground floor and serves as the central hub of the property. It benefits from a front-facing and double glazed window allowing natural light to fill the space, with ample room for both seating and dining furniture. Though not yet modernised, the room retains plenty of character and would make an inviting and comfortable lounge once updated.

Bedroom 1

16' 6" x 7' 10" (5.03m x 2.39m)

A generous double bedroom offering good proportions and a pleasant outlook. The room provides space for wardrobes and bedroom furniture, with potential to be transformed into a stylish main bedroom through redecoration or refurbishment.

First Floor Bathroom

Situated alongside the first bedroom, the bathroom includes a bath, wash basin, and WC. While functional, it would benefit from full renovation to create a bright and modern bathroom suite.

Second Floor Bedroom 2

13' 10" x 8' 6" (4.22m x 2.59m)

The second bedroom occupies the top floor and is full of character, featuring sloped ceilings and a cosy feel. Ideal as a guest bedroom, study, or hobby room, this space offers flexibility and could easily be



refreshed with some light decoration and furnishing. A good size second bedroom with a Velux window.



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Hill Top Road, Paddock HUDDERSFIELD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom mid-terraced house set over four storeys, full of character and potential.
- Recently cleaned and cleared throughout, offering a blank canvas for renovation.

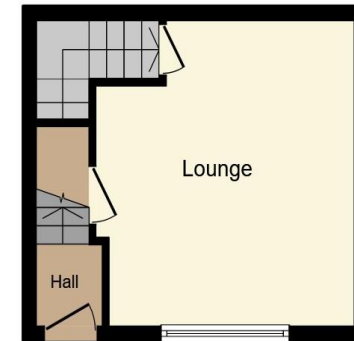
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£99,000



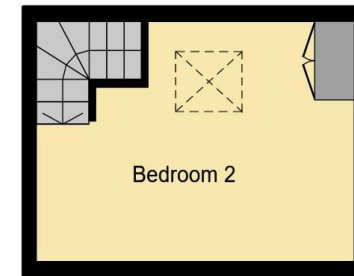
Lower Ground Floor



Ground Floor



First Floor



Second Floor


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HDF118321 - 0003

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