



**Temporarily withdrawn.
To be offered in our
September auction**

Brow Road

Paddock, Huddersfield, HD1 4TP

Auction Guide £70,000



TEMPORARILY WITHDRAWN TO BE OFFERED IN OUR SEPTEMBER AUCTION

A most spacious three bedroom through terrace property with a front and rear garden located in a convenient area close to local businesses and the town centre. In need of a general programme of modernisation and improvement. Briefly comprising: Entrance lobby, lounge, dining room, kitchen, cellar, 2 double bedrooms, third bedroom and a bathroom. Likely to be of interest to landlords and speculators looking to make their own mark for future re-sale or the lettings market once improved.



SUMMARY

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ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'10" x 7'3" (1.18m x 2.21m)

With cloaks hanging, a staircase rising to the first floor, central heating radiator and an internal door leading through to the lounge.

LOUNGE 15'0" x 14'10" max (4.59m x 4.53m max)

Having a uPVC double glazed window positioned to the front elevation. The focal point for the room is a decorative feature fireplace. Central heating radiator. An internal door leads to the cellarhead and a set of stone steps descending to the cellar with another internal door leading to a short flight of steps leading down to the dining room.

LOWER GROUND FLOOR

CELLAR 6'5" x 8'7" (1.97m x 2.62m)

DINING ROOM 10'0" x 11'1" to the chimney breast (3.06m x 3.4m to the chimney breast)

There is a uPVC double glazed window positioned to the rear elevation overlooking the rear garden, wall mounted boiler, central heating radiator and a traditional, single glazed timber rear door allowing passage to the exterior of the property. An internal door leads through to the kitchen at the rear.

KITCHEN 10'0" x 4'11" (3.06m x 1.50m)

Fitted with a range of wall and base units, provision for a gas cooker, a stainless steel inset sink and a uPVC double glazed window positioned to the rear elevation

FIRST FLOOR

BEDROOM 1 15'1" x 9'10" max (4.61m x 3.02m max)

With a central heating radiator, decorative feature fireplace and a uPVC double glazed window with window seat. Located at the front.

BEDROOM 2 11'1" max x 9'9" (3.39m max x 2.99m)

With a uPVC double glazed window to the rear elevation, central heating radiator and a cylinder cupboard with header tank.

BEDROOM 3 9'8" x 7'9" inc the bulkhead (2.96m x 2.37m inc the bulkhead)

With a central heating radiator and a uPVC double glazed window to the front elevation.

BATHROOM 6'11" x 6'4" max or 5'1" min (2.11m x 1.94m max or 1.55m min)

With a coloured three piece suite comprising panel bath, pedestal hand wash basin, low flush wc. There is a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

OUTSIDE

To the front of the property is an established, walled buffer garden and to the rear is a well proportioned, now overgrown, garden backing onto established mature trees.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

AUCTION NOTES

The property is included in a collective property auction sale and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

TENURE

It is understood that the property is freehold tenure but this will be confirmed by the legal pack available prior to the sale.

AGENTS NOTES

The sale is subject to grant of probate and completion may be extended after the 28 day period to comply with this.

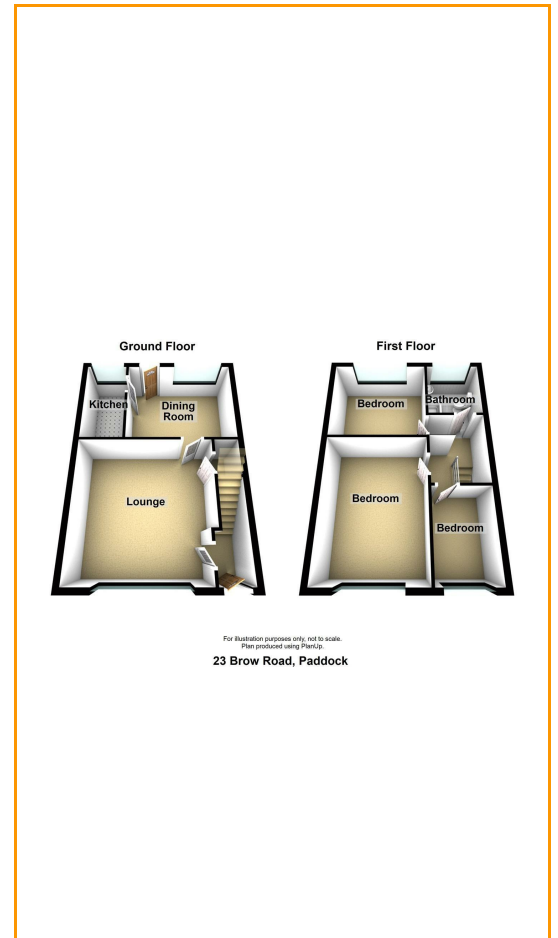
COUNCIL TAX

Band A.

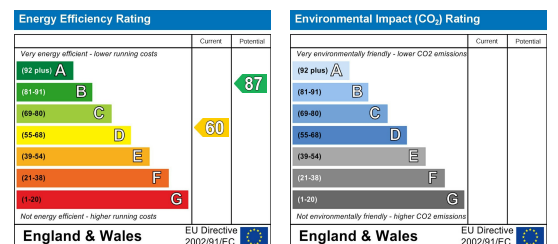
Area Map



Floor Plans



Energy Efficiency Graph



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