



Clough Road

Birkby, Huddersfield, HD2 2NZ

£55,000



Open viewings on Tuesday 28th May & Tuesday's 4th, 11th & 18th June and Saturday's 1st, 8th & 15th June all at 1.45pm prompt
****OFFERED FOR SALE BY TRADITIONAL AUCTION ON THURSDAY 27TH JUNE 2024, 7PM PROMPT START TIME AT THE JOHN SMITH STADIUM (LEISURE CENTRE ENTRANCE)****

A double fronted, 2 bedroom rear back to back house being stone built under a tiled roof. Very conveniently located for good local shopping facilities and Norman park, Town Centre and Motorway network. The property is laid out over two floors with potential to expand either into the basement or up into the roof. With gas central heating system and sealed unit double glazing.



SUMMARY

A double fronted 2 bedroom rear back to back dwellinghouse being stone built under a tiled roof. Very conveniently located for good local shopping facilities and Norman park, Town Centre and Motorway network. The property is laid out over two floors with potential to expand either into the basement or up into the roof. With gas central heating and sealed unit double glazing.

GROUND FLOOR

LIVING ROOM 14'9 x 12'6 (4.50m x 3.81m)

KITCHEN 4'9 x 10'6 (1.45m x 3.20m)

FIRST FLOOR

BEDROOM ONE 8'6 x 9' (2.59m x 2.74m)

BEDROOM TWO 9'6 x 11' (2.90m x 3.35m)

BATHROOM

TENURE

We understand the property is held for the remainder of a 999 year lease. To be confirmed in the legal pack

COUNCIL TAX

Council tax band A

AUCTION DETAILS

The property is included in a collective property auction sale which is taking place on Thursday 27th of June 2024 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously. DUE TO A CHANGE OF DATE TO AVOID A CLASH WITH AN ENGLAND GAME FOR THE EURO CHAMPIONSHIP WE ARE HOLDING THE SALE IN THE LEISURE CENTRE SECTION OF THE STADIUM ON THURSDAY 27TH OF JUNE AT 7PM AND NOT THE 20TH AS MAY HAVE BEEN PREVIOUSLY ADVERTISED.

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.

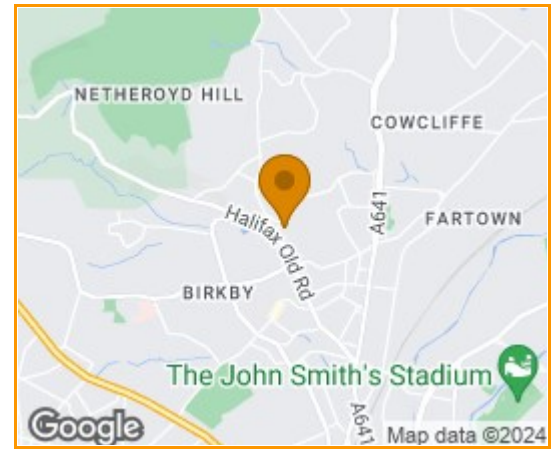
GUIDE PRICE

***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.

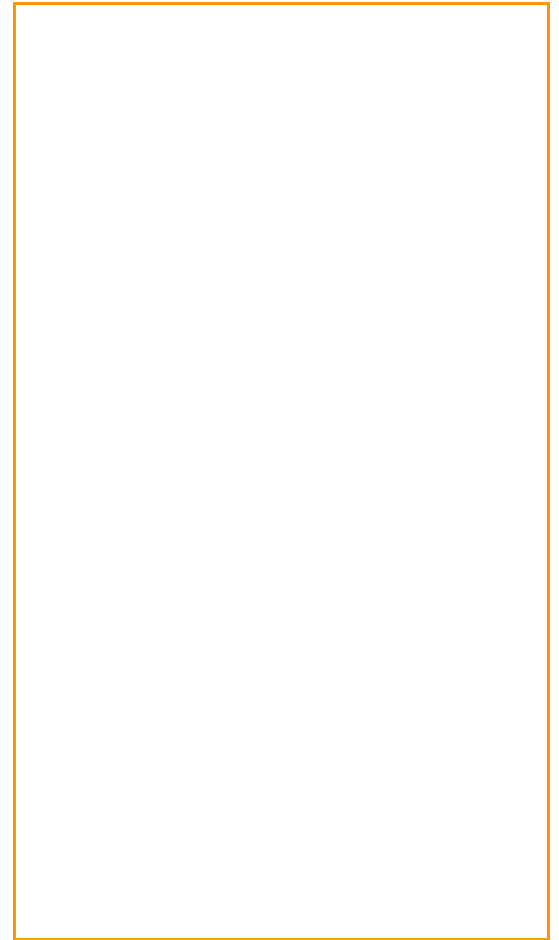
VIEWINGS

Open viewings on Tuesday 28th May & Tuesday's 4th, 11th & 18th June and Saturday's 1st, 8th & 15th June all at 1.45pm prompt, no need to book an appointment.

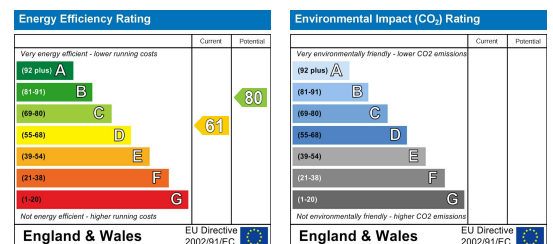
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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