



Dudley Road

Marsh, Huddersfield, HD1 4LZ

By Auction £49,000



For sale by TRADITIONAL AUCTION to be held at the John Smith Stadium on the 12th of September starting at 7 pm prompt.

ATTENTION LANDLORDS: A stone fronted, brick built, one bedroom ground floor flat located in the fashionable suburb of Marsh which has an array of daily amenities close at hand, including shops, services and wider facilities, along with a number of local recreational parks within easy reach making this an excellent opportunity for landlords and investors alike.

Requiring a general program of modernisation and improvement with accommodation comprising; reception hall, bedroom, sitting room, kitchen and shower room.

There is a gas fired central heating system and sealed unit double glazing to be found at the property, along with a front garden.



ACCOMMODATION

RECEPTION HALL 13'10" x 3'8" (4.24m x 1.14m)

Accessed via a uPVC double glazed front door with privacy glass inset and matching top light over, a central heating radiator and an internal door leading through to the sitting room with useful cupboard storage space under the stairs.

BEDROOM 13'4" x 12'9" max into the alcove (4.08m x 3.9m max into the alcove)

With a large uPVC double glazed window overlooking the front garden area and a period decorative period feature fireplace, coving, central heating radiator.

SITTING ROOM

With a central heating radiator, two sets of alcove cupboards, one of which houses the combination boiler and a uPVC double glazed door with privacy glass inset leading out to the rear yard area.

KITCHEN 7'3" x 4'1" (2.21m x 1.27m)

With a radiator, uPVC double glazed window, provision for a gas cooker, part tiled splashbacks, wall and base units and a sliding door leading to the shower room.

SHOWER ROOM 7'6" x 4'2" (2.31m x 1.29m)

With a shower cubicle, pedestal hand wash basin, low flush wc, part tiled splashbacks, two uPVC double glazed windows with privacy glass inset and an electric wall mounted radiator.

OUTSIDE

Front garden, details to be confirmed in the contract pack.

TENURE

Leasehold. Details to be provided in the contract pack prior to the sale.

COUNCIL TAX

Band A

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 DETAILS

The property is included in a collective property auction sale on Thursday the 12th September 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.

VIEWING ARRANGEMENTS

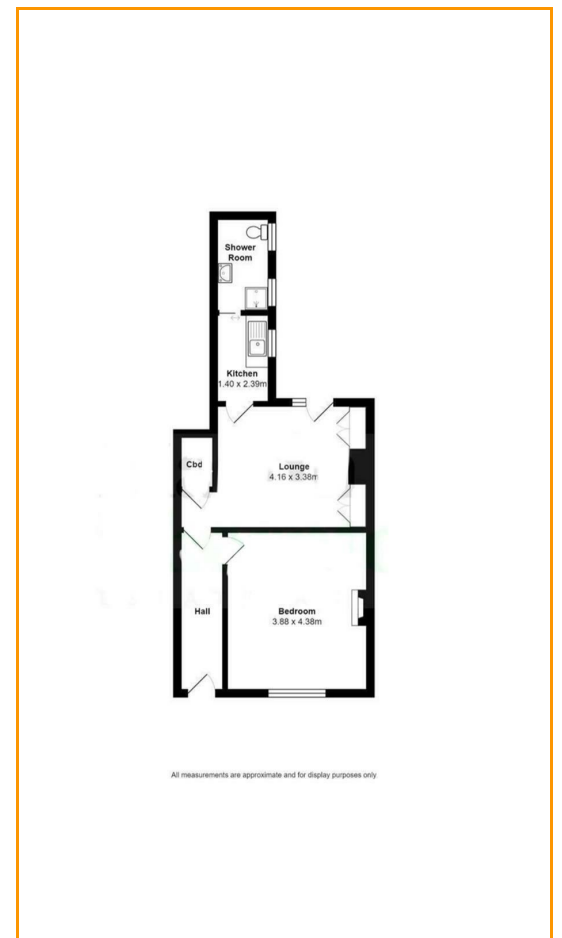
Accompanied auction block viewings:

Tuesday's 20th & 27th August and Tuesday's 3rd & 10th Sept, Friday 6th Sept and Saturday's 24th August and 3rd September all at 11.00am. Please arrive promptly at the time advertised.

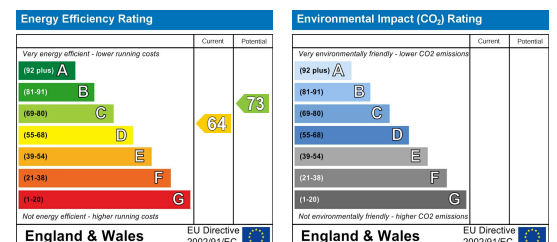
Area Map



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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