



Clough Road

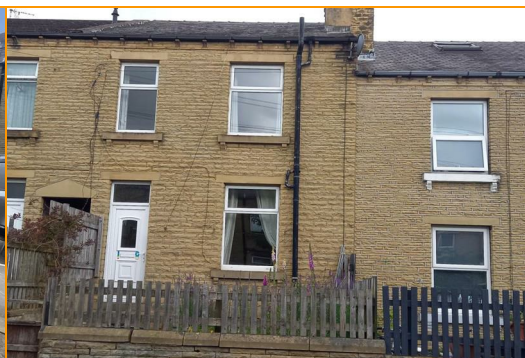
Birkby, Huddersfield, HD2 2NZ

Auction Guide £60,000



*** BY TRADITIONAL AUCTION AT THE JOHN SMITHS STADIUM ON THE 12TH OF SEPTEMBER STARTING AT 7PM PROMPT ***

Of interest to the investors market: A front facing 2 bed roomed back to back dwellinghouse being stone built under a slated roof. Very conveniently located for local daily facilities, Norman Park, the Town Centre and Motorway network. The property is laid out over three floors with potential to expand into the large basement or up into the roof void (consents required). With gas central heating system and PVCu sealed unit double glazing. To the front is an enclosed garden.



LOUNGE 14'2 x 14'9 max measurement (4.32m x 4.50m max measurement)

KITCHEN

Inset sink unit and base units

CELLAR 17'3 x 14'10 (5.26m x 4.52m)

Sink unit, central heating boiler.

BATHROOM/WC

Airing cupboard

BEDROOM 11 x 9'2 max measurement (3.35m x 2.79m max measurement)

BEDROOM 7'8 x 9 max measurement (2.34m x 2.74m max measurement)

EXTERIOR

Garden to the front

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 12th September 2024 commencing 7pm PROMPT 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.

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

Auction block viewings:

Tuesday's 20th & 27th August and Tuesday's 3rd & 10th Sept, Friday 6th Sept and Saturday's 24th & 31st August all at 10.15am. Please arrive promptly at the time advertised.

TENURE

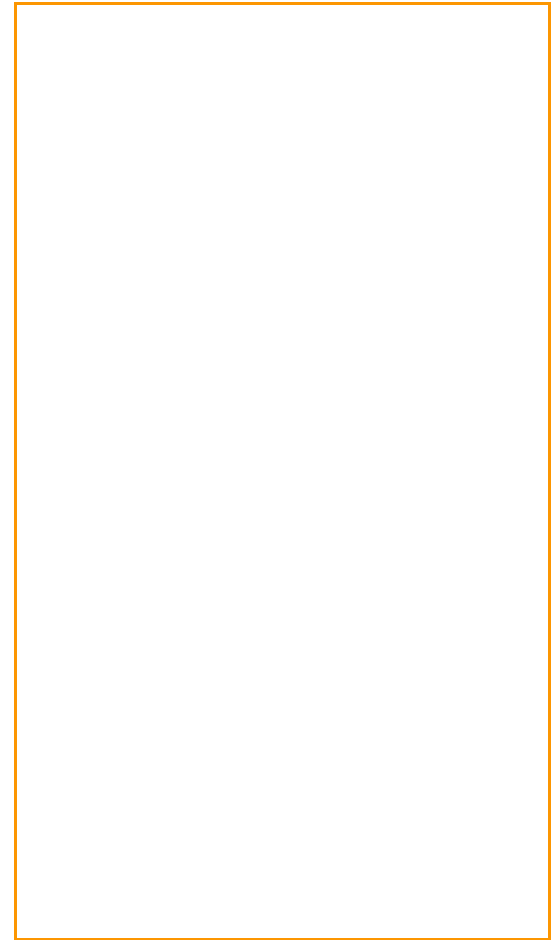
We understand this to be a long leasehold arrangement which will be confirmed in the legal pack.

COUNCIL TAX BAND A

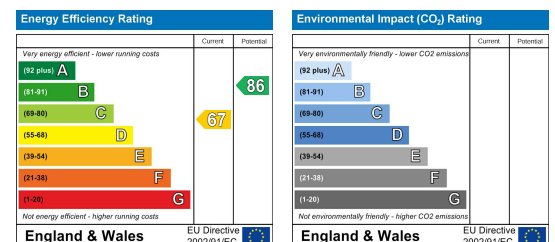
Area Map



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.

54 John William Street, Huddersfield, HD1 1ER

Tel: 01484 515029 Email: sales@boultonsestateagents.co.uk