



Town End

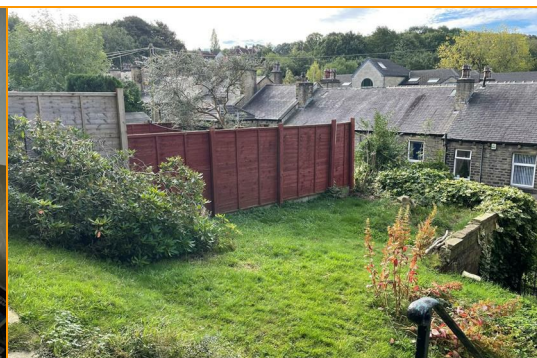
Almondbury, Huddersfield, HD5 8NP

Auction Guide £80,000



*** PART OF COLLECTIVE AUCTION SALE *** BY TRADITIONAL AUCTION *** HELD ON THURSDAY 7TH NOVEMBER *** AT THE JOHN SMITHS STADIUM *** STARTING AT 7PM PROMPT ***

Enjoying a lovely rear facing setting with a pleasant outlook towards Castle Hill is this spacious back to back property now ready for a general programme of modernisation, remodelling and improvement. Boasting an attractive garden and a double fronted design to provide a separate kitchen and lounge, useful keeping cellar at ground floor level, 2 bedrooms and a bathroom. There is a gas fired central heating system and sealed unit double glazing in situ although the property would now benefit from renovation and rejuvenation.



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a uPVC double glazed front door and with an inner door leading to the lounge.

LOUNGE 15'4" x 13'9" (4.69 x 4.21)

A uPVC double glazed picture window to the front elevation, fire place and a central heating radiator.

KITCHEN 6'0" x 15'4" (1.85 x 4.69)

Range of wall and base units, built in full height storage and reduced height pantry area to the rear. Worktops, a stainless steel sink unit, a housing area for an oven and a hob.

CELLAR 9'5" x 15'6" (2.89 x 4.73)

Accessed via 3 steps up from the lounge. A useful storage area with light, housing the meter.

FIRST FLOOR

LANDING

With radiator.

BEDROOM 1 12'9" x 14'11" (3.90 x 4.55)

Fitted storage cupboard housing the boiler, uPVC double glazed window and a fitted hand wash basin.

BEDROOM 2 6'7" x 9'3" (2.01 x 2.84)

A uPVC double glazed window takes in the view.

BATHROOM

There is a panel bath with shower hose fitted to the taps and a low level W.C.

OUTSIDE

Lawned garden, access to the lane at the rear and outhouse storage.

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 7th November 2024 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

CONTRACT NOTES

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

Please be advised that the auction block viewings will be taking place on Tuesdays the 15th, 22nd and 29th October and Tuesday the 5th November, Friday 1st November, Saturday's the 26th October and 2nd November all at 12.45 prompt, there is no need to book an appointment.

COUNCIL TAX

Band A

ADDITIONAL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the house you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

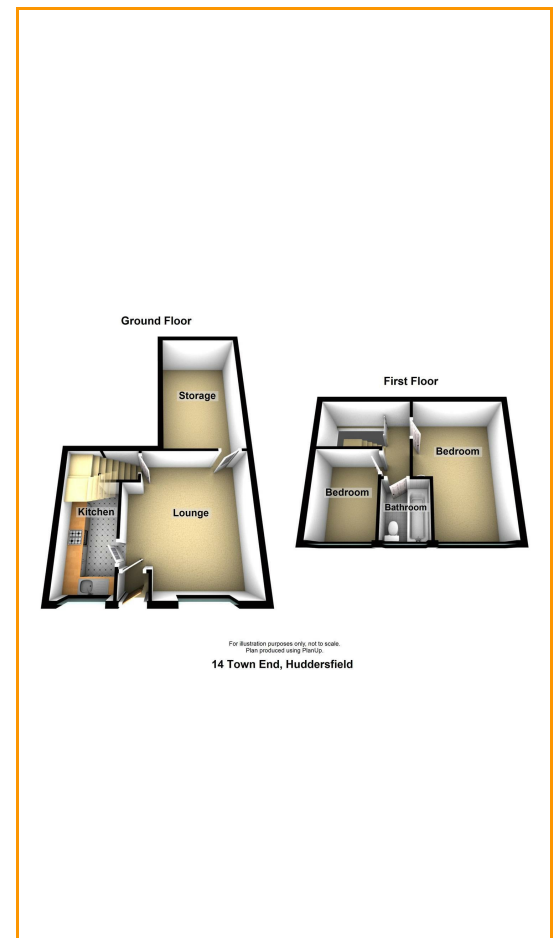
TENURE

To be confirmed in the auction legal pack.

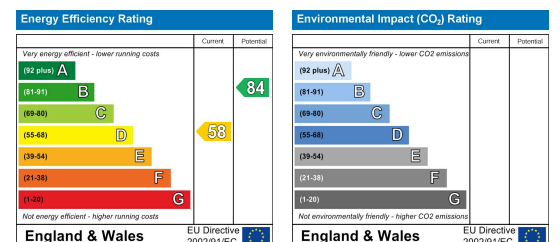
Area Map



Floor Plans



Energy Efficiency Graph



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