



BOULTONS



Wood End Road

Armitage Bridge, Huddersfield, HD4 7PF

Auction Guide £90,000



**** PART OF A COLLECTIVE AUCTION SALE *** TRADITIONAL AUCTION CONDITIONS *** LIVE IN THE ROOM EVENT AT THE JOHN SMITHS STADIUM *** STARTING AT 7PM PROMPT ON MAY 22ND. ****

Well located in the picturesque area of Armitage Bridge is this charming semi-detached house with immense potential. This is an exciting opportunity for speculators and developers looking to make the most of this superb position.

Offering an open aspect to the front taking in a pleasant outlook is this traditionally styled and surprisingly spacious character cottage with enormous potential for improvement, remodelling or subject to the necessary planning permissions extension.

Offered as part of a traditional auction sale, this property gives you an opportunity for face-to-face bidding, live and in the room at the John Smiths Stadium on the 22nd of May starting at 7pm prompt.

In summary, this 1 bed semi-detached house on Wood End Road is a rare find, combining a charming character with significant potential for enhancement.



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'7" x 2'3" (1.1m x 0.7m)

Accessed via a wood grain effect double glazed front door, staircase rising to the first floor and an internal door leading through to the lounge.

LOUNGE 14'9" x 12'5" max (4.5m x 3.8m max)

With a coal effect electric fire within a surround, uPVC double glazed window positioned to the front elevation taking in the attractive outlook over surrounding countryside and decorative coving.

BREAKFAST/DINING KITCHEN 8'10" x 8'10" (2.7m x 2.7m)

Fitted with a range of wall and base units with complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap. The kitchen has provision for an electric cooker and plumbing for a washing machine and has tiled splashbacks surrounding the preparation areas. To the rear elevation is a timber framed, single glazed window with secondary glazing and internal doors leading to a utility area and rear hall.

UTILITY AREA 3'3".6"6" x 3'11" (1.2m x 1.2m)

With provision for a fridge freezer along with cupboard storage, cylinder cupboard and power points for additional white goods. An internal door leads through to the ground floor bathroom.

BATHROOM 5'10" x 4'3" (1.8m x 1.3m)

Fitted with a panel bath with mixer tap and shower attachment over, hand wash basin, complementary tiled walls and a timber framed single glazed window.

REAR HALLWAY 7'6" x 3'7" (2.3m x 1.1m)

With traditional timber framed, single glazed windows, some secondary double glazing, access to the wc, lean-to greenhouse and passage to the rear yard through the single glazed rear door.

WC 3'7" x 3'3" (1.1m x 1m)

Accessed via a folding screen door, fitted with a low flush wc and with a tiled floor.

LEAN-TO GREENHOUSE 8'6" x 5'10" (2.6m x 1.8m)

Single storey in construction.

FIRST FLOOR

BEDROOM 1 14'9" max x 9'2" incl bulkhead (4.5m max x 2.8m incl bulkhead)

With excellent levels of natural light and attractive outlook via the two uPVC double glazed windows positioned to the front elevation.

DRESSING ROOM 9'10" to robe or 11'9" max x 5'2" (3m to robe or 3.6m max x 1.6m)

Formerly part of the bedroom, now partitioned off to create a dressing room area, fitted with a set of triple mirror fronted robes, and a window positioned to the rear elevation which is single glazed with secondary glazing.

OUTSIDE

To the front of the property is an elevated, low maintenance garden with artificial grass centrepiece, planted pockets and beds. There is an enclosed stone flagged yard to the rear and to the side, a further low maintenance, yet attractive cottage style garden with artificial grass and a gate to the front leading to the access steps.

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.

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

AUCTION NOTES

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

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.

TENURE

To be confirmed in the legal pack

COUNCIL TAX BAND B

VIEWING

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 1.30pm prompt. You do not need to pre register to attend.

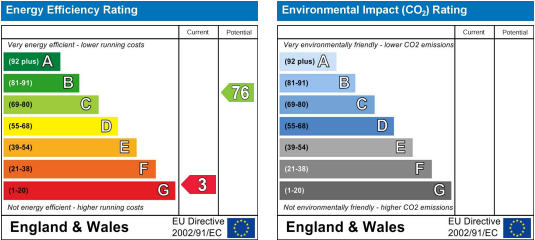
Area Map



Floor Plans



Energy Efficiency Graph



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