



BOULTONS



Oak Terrace, Fartown Green Road

Fartown, Huddersfield, HD2 1AH

Auction Guide £50,000



*****LIVE TRADITIONAL AUCTION AT THE JOHN SMITHS STADIUM ON THE 22ND OF MAY. ***** STARTING AT 7PM PROMPT. *****
ARRIVE EARLY TO REGISTER ****

A 2 bedroom through terrace property of interest to the investor market and in need of a general program of improvement. Located on a no-through road in a tucked away yet most convenient residential location near to daily amenities and also not far from the town centre. You will find a gas fired central heating system plus sealed unit double glazing and accommodation that comprises : Lounger, cellar, kitchen, 2 bedrooms and a bathroom. Outside is a front garden and to the is an access pathway.



ACCOMMODATION

GROUND FLOOR

LIVING ROOM 10'9" x 12'4" max (3.28m x 3.77m max)

Accessed via a uPVC double glazed front door with privacy glass inset, uPVC double glazed window also to the front elevation. Central heating radiator, alcove cupboard storage at head height level and a decorative feature fireplace with a gas fire inset.

KITCHEN 6'6",288'8" x 8'2" (2.88m x 2.49m)

Fitted with a range of wall and base units in a white oak style with post form working surfaces which incorporate a four ring electric hob with oven beneath and a stainless steel inset sink unit and drainer. There is plumbing for a washing machine and provision for additional white goods along with a central heating radiator and a uPVC double glazed door to the rear elevation giving access to the rear of the property. There is a large uPVC double glazed window and two internal doors, one leading to the first floor and one leading to the lower ground floor.

LOWER GROUND FLOOR

Useful keeping cellar

FIRST FLOOR

BEDROOM ONE 12'5" x 7'6" max (3.8m x 2.3m max)

With a uPVC double glazed window positioned to the front elevation, central heating radiator, alcove cupboards and wardrobes.

BEDROOM TWO 9'11" x 6'10" (3.04m x 2.09m)

Also with a uPVC double glazed window to the rear elevation, central heating radiator.

BATHROOM 9'8" x 7'11" (2.97m x 2.43m)

Fitted with a white, three piece suite comprising low flush wc, pedestal hand wash basin and panel bath with shower over. There are part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset

LANDING

With a uPVC double glazed window on the half turn of the feature staircase with traditional spindles, balustrade and newel post on display. There is also a central heating radiator and two useful cupboard storage units.

OUTSIDE

There is a buffer garden to the front of the property and an access path to the rear. Details of the curtilage will be confirmed in the legal pack prior to the sale.

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

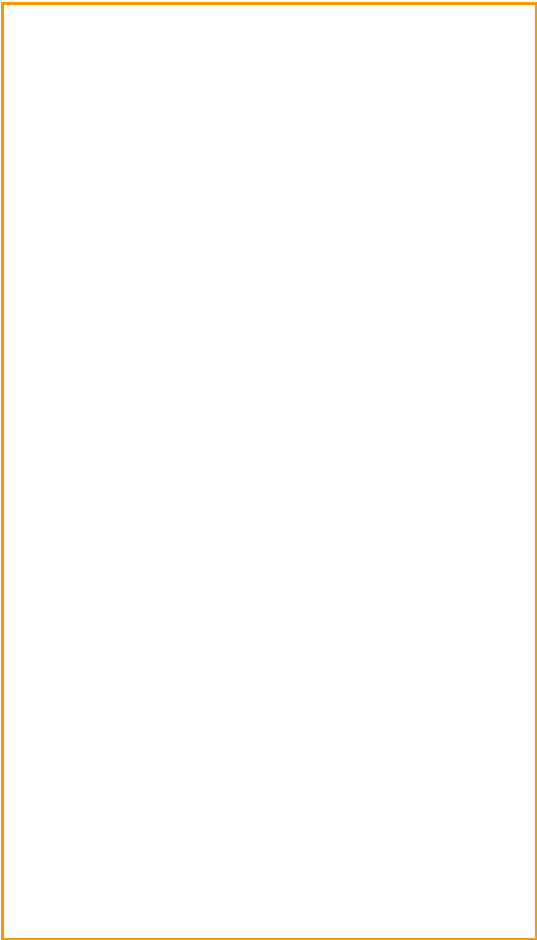
VIEWING

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 10.15am prompt. You do not need to pre register to attend.

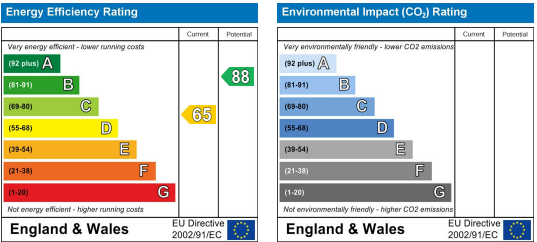
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.