



BOULTONS



Faraday Square

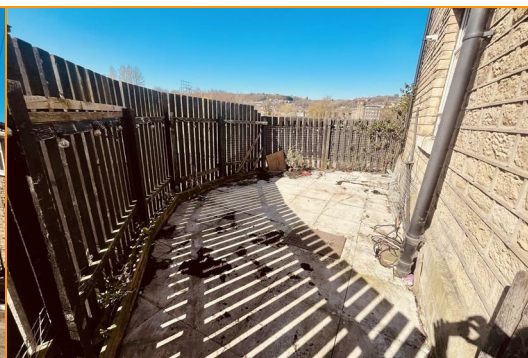
Milnsbridge, Huddersfield, HD3 4LS

Auction Guide £50,000



+++ PART OF A COLLECTIVE AUCTION SALE +++ AT THE JOHN SMITHS STADIUM +++ STARTING AT 7PM PROMPT ON MAY 22ND
+++ TRADITIONAL/Common AUCTION CONDITIONS +++

Of interest to the landlord/investor market is this surprisingly spacious, end and corner terrace property set back from the main flow of traffic and conveniently positioned for the abundance of amenities in and around the village centre of Milnsbridge. A back to back style arrangement comprising a spacious lounge, dining kitchen, cellar, 2 bedrooms and a bathroom. The property has been upgraded over the years and has a gas fired central heating system along with sealed unit double glazing but would now benefit from a modest programme of improvements.



ENTRANCE LOBBY

LOUNGE 15'5" x 14'8" (4.70m" x 4.47m")

KITCHEN

Trapezoidal in shape. With base and wall units, working surfaces, stainless steel sink unit and drainer, gas hob and oven.

BEDROOM ONE 8'9" max x 7' max (2.67m" max x 2.13m max)

BEDROOM TWO 12' x 10'5" (3.66m x 3.18m")

BATHROOM

Having a shower cubicle, sink, toilet and bath.

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.*

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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 A

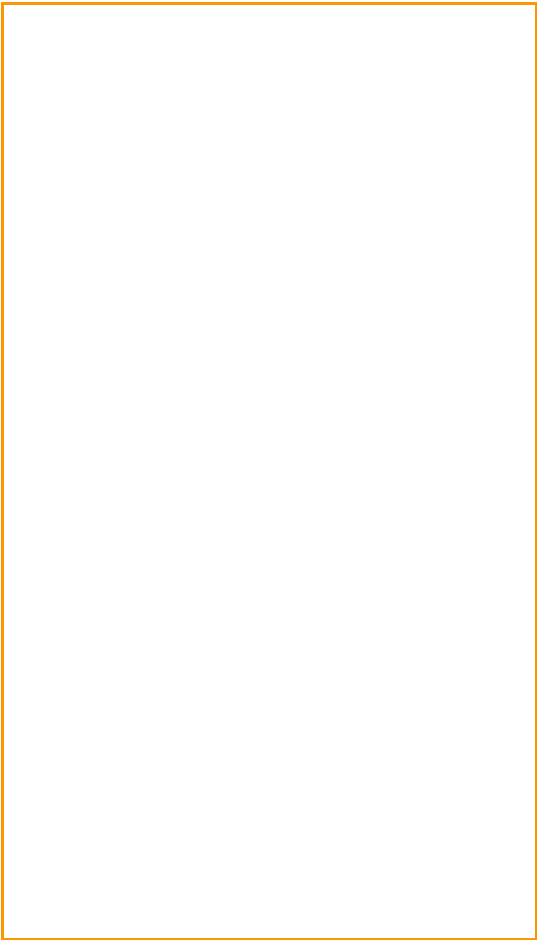
VIEWINGS

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 3.15pm prompt. You do not need to pre register to attend.

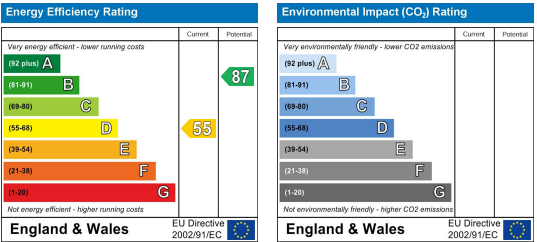
Area Map



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.