



# BOULTONS



## Richard Street

, Rochdale, OL11 1DU

Auction Guide £125,000



\*\*\* PART OF A COLLECTIVE AUCTION SALE \*\*\* UNDER TRADITIONAL AUCTION CONDITION \*\*\* LIVE AND FACE TO FACE BIDDING AT THE JOHN SMITHS STADIUM HUDDERSFIELD STARTING AT 7PM PROMPT \*\*\*\*\* JOIN US IN THE ROOM ON MAY 22ND \*\*\* ARRIVE EARLY TO REGISTER \*\*\*

A smartly presented 3 bedroom, brick built through terrace property under a slate roof and sold subject to an existing tenant in situ who has been in occupation for many years and who it must be said keeps the house in good order. Rent passing on an assured short-hold arrangement is £540 PCM and is now rolling over. There is a gas fired central heating system and sealed unit double glazing to be found at the property and the accommodation briefly comprises: Reception Hall, lounge, dining/sitting room, kitchen, 3 bedrooms and a bathroom. Outside there is a yard area at the rear.

Enjoying a most convenient location near to daily amenities, larger supermarkets and commuters will be pleased to find both road and rail infrastructure close at hand. SOLD UNDER COMMON AUCTION CONDITIONS AND WE REQUEST THAT YOU RESPECT THE PRIVACY OF THE TENANT BY STRICTLY BOOKING YOUR APPOINTMENT TO VIEW THROUGH THE SOLE AUCTIONEERS.





**RECEPTION HALL 14'1" x 3'7" (4.3m x 1.1m)**  
The hall is accessed via a composite front door and has grey ash effect laminate flooring, a central heating radiator and a staircase rising to the first floor.

**LOUNGE 13'1" max x 10'2" max (4m max x 3.1m max)**  
The lounge has a continuation of the laminate flooring and glazed sliding doors providing access to the dining room. The focal point of the room is a decorative feature fireplace. There is a uPVC double-glazed window to the front elevation and a central heating radiator.

**DINING ROOM/SITTING ROOM 14'1" max x 11'5" (4.3m max x 3.5m)**  
This room also has a decorative feature fireplace and a continuation of the laminate flooring. There is under stairs storage, a central heating radiator and a uPVC double-glazed window to the rear elevation.

**KITCHEN 8'2" x 7'6" (2.5m x 2.3m)**  
The kitchen is fitted with a range of wall and base units with complementary post-formed working surfaces and a stainless steel inset sink unit with a mixer tap. There is provision for a gas cooker, a uPVC double-glazed side window and a traditional timber side door allowing access to the exterior. A useful pantry provides additional storage.

**First Floor Landing**  
**BEDROOM ONE 11'9" x 9'10" plus the entrance (3.6m x 3.0m plus the entrance)**  
This bedroom has a uPVC double-glazed window positioned to the front elevation and a central heating radiator.

**BEDROOM TWO 11'5" x 9'10" average (3.5m x 3.0m average)**  
This bedroom has a uPVC double-glazed window positioned to the rear elevation and a central heating radiator.

**BEDROOM THREE 10'2" x 6'10" (3.1m x 2.1m )**  
This bedroom has a uPVC double-glazed window and a central heating radiator.

**BATHROOM 7'10" x 5'10" (2.4m x 1.8m)**  
The bathroom has a three-piece suite comprising a paneled bath with shower over, a pedestal hand wash basin and a low-level WC. There are part tiled splash backs surrounding the wet areas and a radiator. You will also find a uPVC double-glazed window with privacy glass positioned to the rear elevation.

**OUTSIDE**  
To the rear of the property is off-road parking and a dual-purpose garden/yard area. Also at the rear is a useful outbuilding with plumbing for a washing machine and housing the boiler for the central heating system.

**AUCTION INFORMATION**  
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.

**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.

**VIEWINGS**  
Viewings by appointment through the auctioneer only.

**TENURE**  
Full information will be made available in the auction contract pack prior to the sale.

**COUNCIL TAX**  
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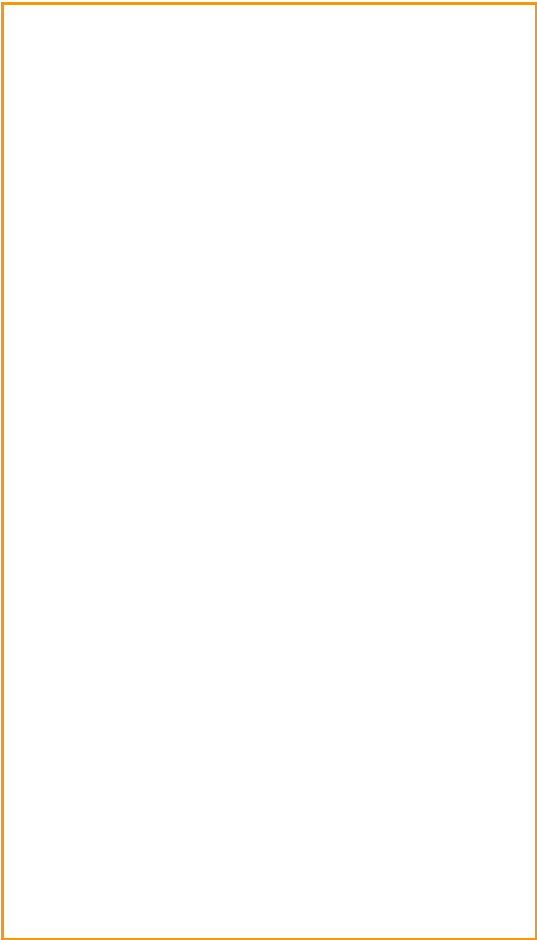
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

