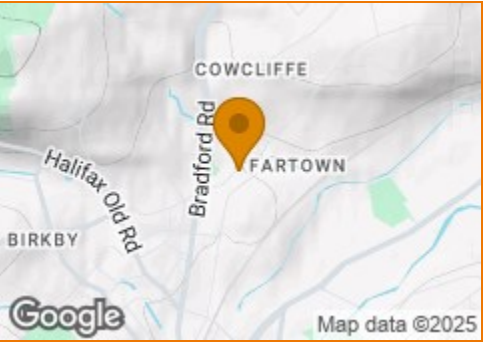


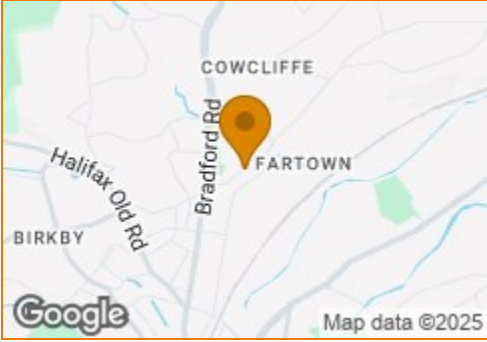
Terrain Map



Hybrid Map



Terrain Map



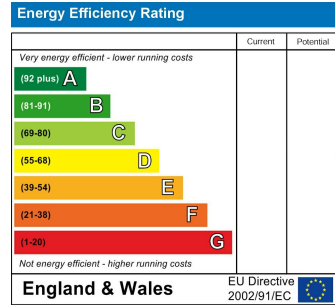
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Back Pollard Street

Fartown, Huddersfield, HD2 1AL

Auction Guide £50,000

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Back Pollard Street

Fartown, Huddersfield, HD2 1AL

Auction Guide £50,000



Offered by way of traditional auction conditions via an online bidding platform is this one bedroom rear facing back to back property in need of what appears to only be a cosmetic program of modernisation and improvement.

Open a bid for 24 hours from the 28th of October with closing bids on the 29th of October at 12 noon. The property comprises a living kitchen and double bedroom with ensuite style bathroom arrangement. Outside to the front of the property you will find a dual purpose garden and off-road parking area.

The fixtures and fittings are modern in regards to the kitchen and bathroom and there is a gas fired central heating system and sealed unit double glazing to be found at the property.

Visit our website to register, inspect the pack and bid.

ACCOMMODATION

GROUND FLOOR

LIVING KITCHEN

13'7" x 13'2"

A living kitchen with the kitchen area being fitted with a range of base and wall units in a cream gloss finish with post-form working surfaces which incorporate a four ring electric hob and a stainless steel inset sink with mixer tap. The kitchen is further equipped with an oven, stainless steel extractor canopy over and plumbing for a washing machine. Wall mounted Vaillant combination boiler, cellar head with access to steps descending to the keeping cellar.

KEEPING CELLAR

FIRST FLOOR

BEDROOM

15'9" x 12'4"

With a uPVC double glazed window to the front elevation and a central heating radiator, loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

EN SUITE STYLE BATHROOM

7'6" x 5'9"

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

OUTSIDE

There is a garden and off-road car parking area, all to the front of the property.

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 28th October for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 29th of October) through our online bidding system available on our website. A traditional auction under common auction conditions held online.

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.

CONTRACT INFORMATION

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.

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.

HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 28TH OCTOBER. VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

HOLDING FEE

£300 of your £5300 holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

COUNCIL TAX. BAND A

TENURE

We understand that the property is a leasehold arrangement. Please see the legal pack prior to bidding.

