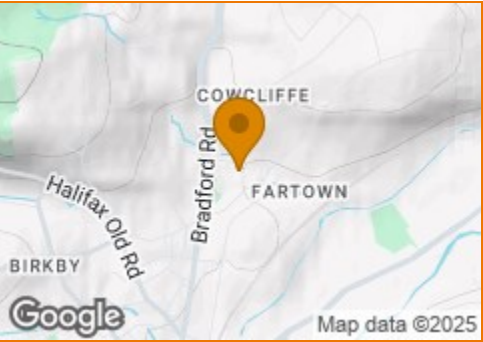


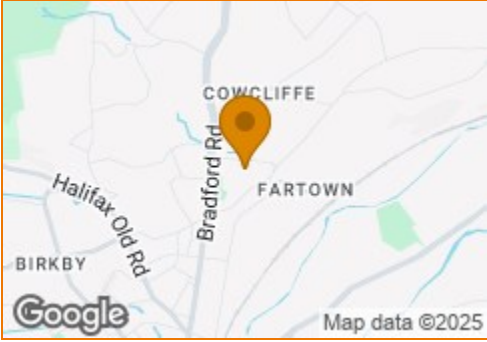
Terrain Map



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



Blackhouse Road

Fartown, Huddersfield, HD2 1AR

Auction Guide £55,000



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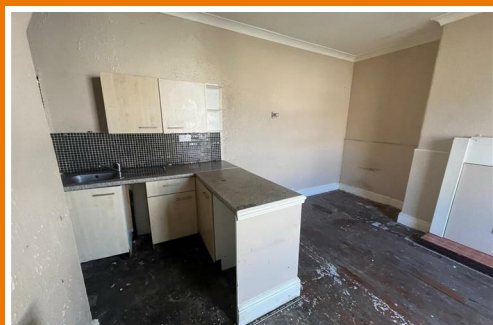
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Blackhouse Road

Fartown, Huddersfield, HD2 1AR

Auction Guide £55,000



++ ONLINE AUCTION BIDDING PLATFORM ++ UNDER TRADITIONAL AUCTION CONDITIONS ++

A REAR FACING BACK TO BACK READY FOR A NEW LEASE OF LIFE AND IDEALLY SUITED TO THE LANDLORD OR RESALE MARKET ONCE IMPROVED.

A 2 bedroom rear facing, back to back property with a long letting history ready for a general programme of modernisation and improvement. Located near daily amenities, Huddersfield town center and the M62 motorway network.

Open to bid for 24 hours at 13.00 on the 29th of October with closing bids at 13.00 on the 30th of October

Many of the neighbouring properties have been remodelled into larger homes with attic and basement conversions. See local authority guidelines for the necessary permissions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'7" x 3'7"

Accessed via a solid PVCu front door and with a staircase rising to the first floor, cloaks hanging and a central heating radiator. An internal door leads through to the living kitchen.

LIVING KITCHEN 16'11" x 15'0"

To the front elevation is a uPVC double glazed window which overlooks the front garden, there is also a central heating radiator and a decorative feature fireplace. Decorative coving, another uPVC double glazed window positioned to the gable end adjacent to the passage and an internal door under the stairs leads down to the lower

ground floor keeping cellar.

The kitchenette area is fitted with a range of base and wall units with beech effect finish, complementary workings surfaces and a stainless steel inset sink unit with mixer tap.

KEEPING CELLAR

Not inspected at the time of the appraisal

FIRST FLOOR

LANDING

With cupboard storage extending over the passageway and a loft hatch allowed access to the roof void (not inspected at the time of the appraisal). It should be noted that many of the surrounding properties have taken advantage of the roof void and converted the space into bedroom accommodation, work, regulation and consent required.

BEDROOM 1

10'3" max x 9'3" average

To the front elevation is a uPVC double glazed window and there is a central heating radiator.

BEDROOM 2

8'2" x 8'6" (incl bulkhead)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

BATHROOM

5'6" x 7'1" (incl bulkhead)

With a pedestal hand wash basin, low flush wc, panel bath with shower over, part tiled splashbacks, a uPVC double glazed window with privacy glass inset to the gable end and a central heating radiator.

OUTSIDE

Good sized garden area. Subject to necessary consents, it may be possible to create an off road parking space.

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 29th October for 24 hours starting at 13.00 (closing bids 13.00 noon the 30th 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 29TH 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 the property is a leasehold arrangement. Please see the legal pack for all the details.

