

Terrain Map



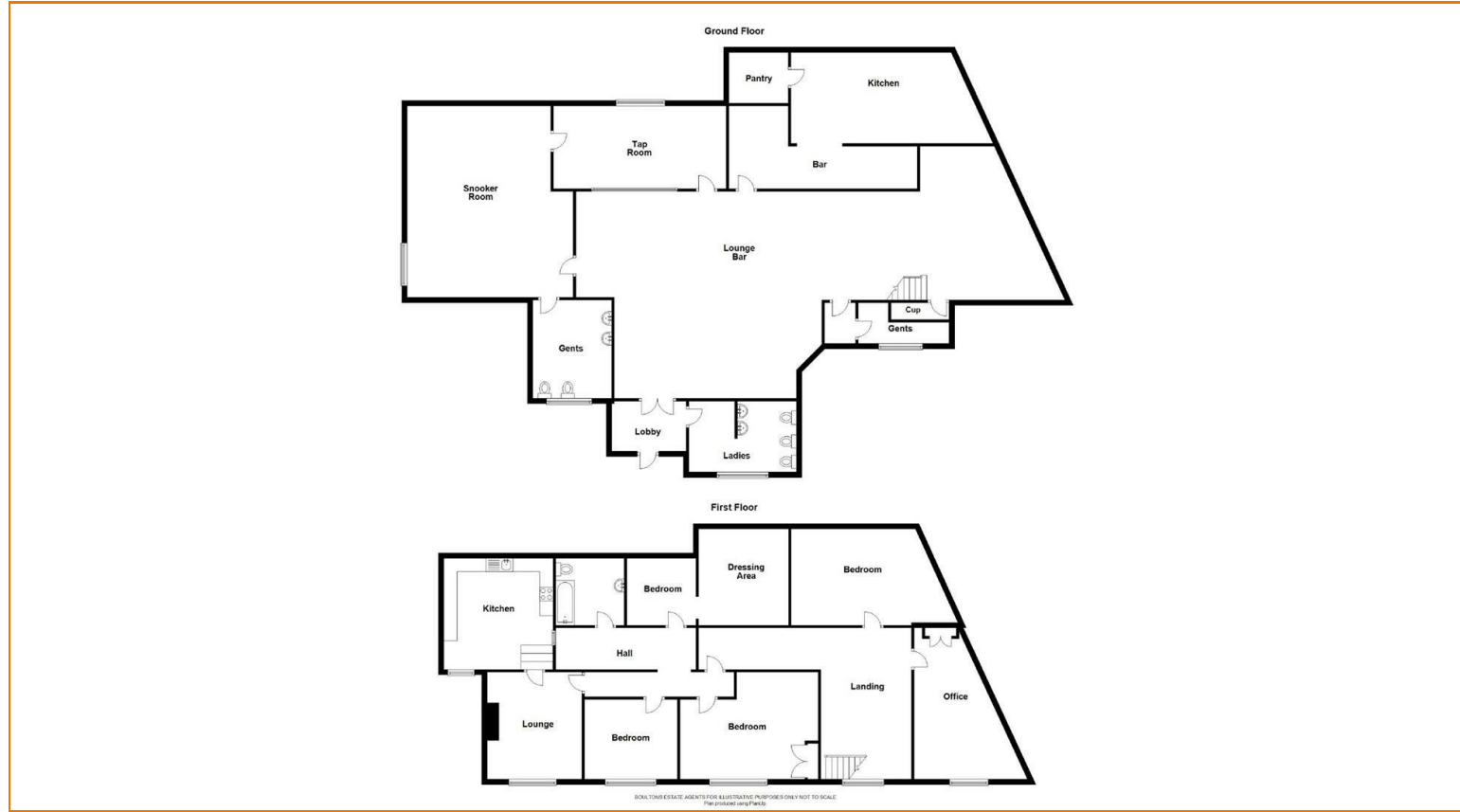
Hybrid Map



Terrain Map



Floor Plan



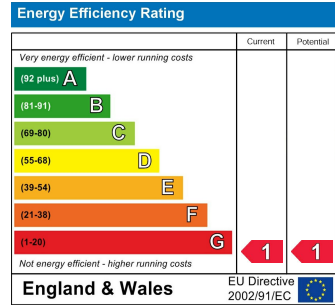
Church Street

Moldgreen, Huddersfield, HD5 9DL

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



Auction Guide £180,000



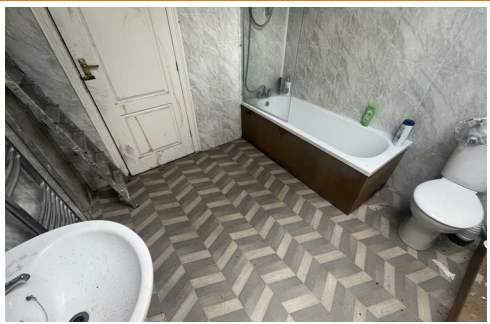
sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

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Auction Guide £180,000



++++ OFFERED AS AN ONLINE AUCTION LOT UNDER TRADITIONAL AUCTION CONDITIONS ++++

A substantial building offering a variety of potential uses subject to planning permission. Located on the outskirts of the town centre in an elevated position with an open townscape aspect to the front. Redevelopment after demolition, conversion, or change of use to a HMO. (Subject to the necessary consents).

Previous planning history for 9 and 12 apartments visible on Kirklees planning portal with indicative plans detailing the designs.

This property will be sold under traditional auction rules via an online bidding platform, providing a transparent and efficient purchasing process.

Open to bid on the 12th of November for 24 hours starting at 12.00 noon and with closing bids also at 12.00 noon the 13th of November.

VISIT OUR WEBSITE TO REGISTER AND BID

GROUND FLOOR

ROOM 1
30'2" x 39'2" average, 43'7" max

REAR SECTION
21'6" x 10'3"

SIDE/REAR AREA
17'9" x 23'10"

FORMER WCs
9'10" x 12'3"
Positioned to the front of the property

FORMER KITCHEN, rear
23'10" x 10'4"

ENTRANCE LOBBY
5'6" x 3'10"

ACCESS CORRIDOR
29'8" x 5'4"

With a hatch and steps descending to the cellars.

END ROOM
16'2" max x 17'10" (not square)
Housing the electricity meter, fuse board and a uPVC double glazed window with privacy glass inset.

FIRST FLOOR

LANDING SECTION 1
8'2" x 7'0"

Having a uPVC double glazed window with a top light providing views towards Almondbury, the bottom section with privacy glass inset. The hallway leads to another access hall which provides access to the first floor accommodation.

ROOM 1 (end)
12'2" max x 19'10"

A triangular shaped room with a central heating radiator and a uPVC double glazed window. The measurements include the bulkhead.

ROOM 2, (rear)
22'8" x 8'7"

With a central heating radiator and what appears to be a potential opening for a roof light.

ROOM 3
14'6" x 16'2"

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

ROOM 4
11'8" x 10'0"

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

ROOM 5
15'7" x 12'2" max

With a central heating radiator and a uPVC double glazed window with the aforementioned views.

ROOM 6
12'9" max (8'2" average) x 7'6"

With a skylight positioned to the rear roof slope and a central heating radiator.

BATHROOM
8'5" x 8'4"

Fitted with a pedestal hand wash basin, low flush wc and panel bath with mixer tap and shower over. Heated towel rail, tile effect walls and skylight positioned to the rear section of the roof slope.

KITCHEN
11'8" x 12'3"

Fitted with a range of wall and base units with working surfaces which incorporate a stainless steel inset sink and drainer with mixer tap and a four ring electric hob. The kitchen is further equipped with a fitted oven and there

is provision for additional white goods. You will also find a uPVC double glazed window to the front elevation, a central radiator and a skylight positioned to the rear section of the roof slope.

EPC RATING D80

DIRECTIONS

From Old Wakefield Road by the church bear left with the parade of shops on the right hand side as the road begins to bend round to the right and head up the hill just after Kilner Bank the building will be found on the left hand side.

AGENTS NOTES

THE FLOOR PLAN DISPLAYED ON THE MARKETING PARTICULARS HERE SHOWS THE ORIGINAL LAYOUT WHEN THE BUILDING WAS USED AS A CLUB AND LIVING ACCOMMODATION.

CELLAR
15'11" x 22'10"

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 12th of November for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 13th of November) 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 12TH NOVEMBER AT NOON. 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.

MARKETING IMAGES

You will see some indicative plans here which are purely theoretical and would require appropriate consent.

AGENTS NOTES

PLEASE BE AWARE THAT ACCESS TO THE FRONT DOOR IS A VERY HIGH THRESHOLD AND MAKES ENTRY CHALLENGING.

