



# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



32 New Laithe Road  
Lowerhouses, Huddersfield, HD4 6PW

Auction Guide £55,000

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\*\*\* ATTENTION INVESTORS & SPECULATORS \*\*\* OPEN TO BID FOR 24 HOURS \*\*\* FROM NOVEMBER 5TH (@12.00 NOON) UNTIL NOVEMBER 6TH WITH CLOSING BIDS AT 12.00 \*\*\*\*

A two-bedroom mid-terrace house for those looking to rejuvenate a property with great potential for either re-sale or the lettings market once upgraded.

The property is offered under traditional/common auction conditions via an online bidding platform.

From old rental stock, making it an excellent choice for investors or DIY enthusiasts eager to improve and modernise the space. With a little vision and effort, this property can be transformed into a delightful home or a lucrative rental opportunity.

Situated in a well-connected area near town and country, residents will benefit from local amenities and transport links at Berry Brow, making it a convenient choice for everyday living. If you are looking for a project that promises excellent potential, this mid-terrace house on New Laithe Road is certainly worth considering.

For further details and to register for the auction, please visit our website.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

3'10" x 3'6"

Accessed via a uPVC double glazed front door with privacy glass inset, with a staircase rising to the first floor, a central heating radiator and the door leading to the lounge.

##### LOUNGE

11'8" max x 13'4"

Positioned at the front of the property with a uPVC double glazed window, decorative coving, central heating radiator and the focal point for the room is a decorative gas fire within an ornate surround.

##### DINING KITCHEN

14'11" x 7'4"

Fitted with a range of wall and base units and working surfaces which incorporate a four ring gas hob and a one and a half bowl stainless steel unit and drainer. The kitchen is further equipped with a fitted oven beneath the hob and provision for additional white goods. There are part tiled splashbacks surrounding the preparation area, a central heating radiator, a wall mounted combination boiler and two uPVC double glazed windows positioned to the rear elevation and a uPVC double glazed door with privacy glass inset leading to the exterior of the property. The electricity meter and fuse board are concealed within a cupboard unit. It should also be noted that there appears to be a cupboard storage space under the stairs which appears to have been boarded up and was not, therefore, inspected.

#### FIRST FLOOR

##### BEDROOM 1

11'6" to robe or 14'11" max into the robe x 10'10"

Having a uPVC double glazed window to the front elevation, a central heating radiator and wardrobe/hanging area behind sliding, mirror fronted floor to ceiling doors, providing a range of hanging and shelving and also housing a column style towel radiator and there is a bulkhead shelving area.

##### BEDROOM 2

10'0" x 8'9"

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

##### BATHROOM

5'11" x 5'10"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and panel bath with mixer tap and hand held shower attachment over. Part tiled splashbacks, a uPVC double glazed window with privacy glass inset and a heated towel rail.

##### LANDING

5'10" x 3'8"

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

##### OUTSIDE

To the front is a potential driveway, subject to any appropriate highways consents. There is a long enclosed garden to the rear, now overgrown but of a generous size.

##### TENURE

We understand that the property is a freehold arrangement. Please see the legal pack before bidding.

##### AUCTION NOTES

Open to bid on the 6th November for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 7th 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 6TH NOVEMBER 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	