



BOULTONS



Longwood Road

Paddock, Huddersfield, HD3 4EH

Auction Guide £55,000



++ AUCTION PROPERTY ++ OPEN 30.10.25 AT 12.00 AND CLOSING 12.00 AT 31.10.25 ++

++ TRADITIONAL AUCTION CONDITIONS VIA AN ONLINE BIDDING PLATFORM ++ REGISTER ON OUR WEBSITE TO SEE THE LEGAL PACK & BID ++

A mainly front facing, end and part over dwelling property with an attractive rear aspect. This spacious 3 bedroom investment property is equipped with a central heating system, sealed unit double glazing, a modern kitchen and neutral bathroom suite, although it would be benefit from a modest programme of improvement before being offered back to the rental market. Boasting a convenient location and surprisingly spacious accommodation extending over the passage at first floor level. A good opportunity for those looking to expand their property portfolio or begin their investment journey. Comprising; Living Kitchen, cellar, 3 beds, a bathroom and small front garden.



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'5" x 3'4" (1.06m x 1.02m)
Accessed via a uPVC double glazed door with privacy glass inset and matching top ight, with a staircase rising to the first floor, a central heating radiator and an internal door leading through to the living kitchen.

LIVING KITCHEN 13'4" max x 13'8" (4.07m max x 4.19m)
Fitted with a range of wall and base units with wood effect worktops which incorporate a stainless steel inset sink unit. There is provision for a gas or electric cooker along with plumbing for a washing machine. There is also a wall mounted combination boiler, central heating radiator and a uPVC double glazed window positioned to the front elevation. An internal door leads to the steps descending to the keeping cellar (not inspected at the time of the appraisal).

LOWER GROUND FLOOR

KEEPING CELLAR
This area was not inspected at the time of the appraisal.

FIRST FLOOR

BEDROOM 1 14'4" x 12'11" max (4.39m x 3.96m max)
Having a central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2 13'7" x 13'5" max (4.16m x 4.09m max)
Enjoying the pleasant wooded aspect and distant views across the Colne valley in winter via the uPVC double glazed window, central heating radiator.

BEDROOM 3 10'5" x 6'7", plus entrance (3.19m x 2.02m, plus entrance)
Also enjoying the aforementioned aspect to the rear via the uPVC double glazed window, central heating radiator.

BATHROOM 11'1" max x 6'10" max (3.40m max x 2.10m max)
Fitted with a three piece suite comprising panel bath with shower over, pedestal hand wash basin and low flush wc. Part tiled splashbacks surround the wet areas and there is a useful bulkhead cupboard storage space. Central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE
Front buffer garden providing an easily managed external area.

TENURE
We understand that there is a leasehold arrangement in place and this will be provided in the legal pack which you should inspect prior to bidding.

COUNCIL TAX. BAND A

VIEWING NOTES
STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES
Open to bid on the 30th October for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 31st 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 30th OF 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.

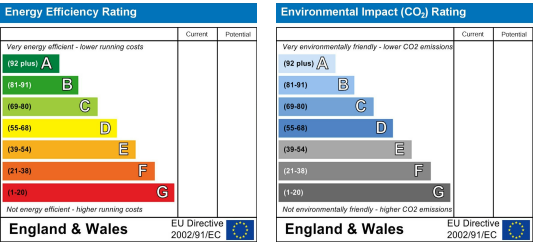
Area Map



Floor Plans



Energy Efficiency Graph



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.