



BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
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19 Stratford Close
Golcar, Huddersfield, HD7 4BU

Auction Guide £170,000

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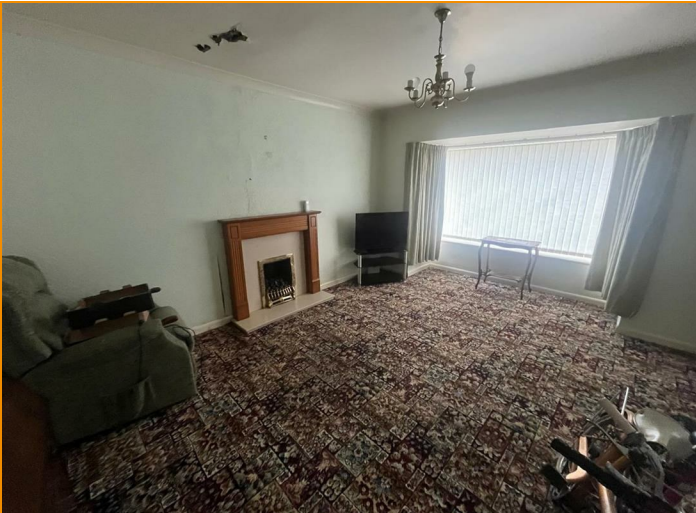
VALUERS



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OFFERED VIA AN ONLINE AUCTION UNDER TRADITIONAL AUCTION CONDITIONS an exciting opportunity for builders, speculators or owner occupiers alike.

The current layout features two bedrooms (one ground floor and one first floor) a modern shower room, spacious lounge and kitchen. Ripe for rejuvenation and remodelling, allowing you to create a home tailored to your vision ready for personal occupancy or re-sale once improved.

The bungalow is a semi-dormer arrangement which could be further enhanced with thoughtful renovations such as the use of additional dormers to the front elevation (subject to planning). There are gardens a driveway and a garage, ensuring ample parking, storage and recreation space.

Situated in a sought-after village location, conveniently close to local amenities, regarded schooling, the surrounding countryside and is within easy reach of the M62 motorway network. Whether you are looking to invest in a winter project or seeking a new home to make your own, this bungalow offers a promising canvas.

VISIT OUR WEBSITE TO REGISTER, INSPECT THE LEGAL PACK AND BID.

OPENING FOR BIDS ON DECEMBER 11TH @ 12.00 NOON AND CLOSING 12.00 NOON ON THE 12TH OF DECEMBER

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

17'0" x 5'10"

Accessed via a traditional front door, this generously proportioned and welcoming reception hall has a staircase rising to the first floor and cupboard storage beneath, central heating radiator.

LOUNGE

16'4" max, 13'9" ave x 11'5"

A good sized room with a uPVC double glazed window positioned to the front elevation, central heating radiator. The focal point for the room is a decorative feature fireplace within a traditional surround and marble back and plinth.

BEDROOM 2/DINING ROOM

11'5" x 11'1"

With a uPVC double glazed window positioned to the front elevation and a central heating radiator. This versatile room is suitable for a number of uses, subject to occupier's needs.

KITCHEN

9'6" x 8'6"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a stainless steel inset sink unit and mixer tap along with a four ring gas hob. The kitchen is further equipped with plumbing for a washing machine and an oven, part tiled splashbacks surround the preparation areas. Positioned to the rear elevation is a a uPVC double glazed window and a single glazed door leads out to the porch at the side.

PORCH

6'2" x 2'11"

Positioned at the side of the property, timber framed and single glazed in construction with a a uPVC double glazed door leading to the exterior of the property.

SHOWER ROOM

7'10" x 5'2"

Fitted with a double walk-in wet room style shower, pedestal hand wash basin and a low flush wc. There is also a central heating radiator, aqua-board style splashbacks and a uPVC double glazed window with privacy glass inset - CHECK

FIRST FLOOR

BEDROOM 1

12'5" x 11'9" max, 9'10" to the robe

With a uPVC double glazed dormer window positioned to the rear roof slope, generous eaves storage to the front, central heating radiator. The fitted furniture comprises floor to ceiling sliding door robes.

BOILER/BOX ROOM

6'2" x 4'11"

Housing the Viesman double combination boiler.

LANDING

6'10" x 9'2"

Including the staircase, with a loft hatch allowing access to the small roof void (not inspected at the time of the appraisal). Possibility of creating a front dormer section, subject to works and consents.

OUTSIDE

A well proportioned, lawn front garden with good distance from the public pathway. There is access to the front door and a driveway to the side providing ample off road parking and which leads to a detached, single concrete sectional garage (possibly with cement/asbestos roof - details of safe removal can be found on the HSE website). The rear garden is predominantly lawned and level and, in keeping with the general nature of the plot, is well proportioned and offers good potential.

VIEWING NOTES

STRICTLY BY APPOINTMENT THROUGH THE AUCTIONEERS OFFICE.

AUCTION NOTES

Open to bid on the 11th of December for 24 hours starting at 12.00 noon (closing bids 12.00 noon the 12th of December) 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 11TH DECEMBER 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.

COUNCIL TAX. BAND C

TENURE

We understand that the property is a freehold arrangement.

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