



Dewhurst Road, Huddersfield, HD2 1BW

welcome to

Dewhurst Road, Huddersfield

A mid-terraced home offering generous interiors, a spacious rear garden, and excellent access to local amenities, schools, and transport links. Ideal as a project property, it presents a great opportunity for first-time buyers or investors looking to put their own stamp on a well-proportioned house.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

15' x 14' 10" max into recess (4.57m x 4.52m max into recess)

A spacious lounge featuring a characterful fireplace and attractive floorboards, complemented by a double-glazed rear window that fills the room with natural light and a radiator for added comfort.

Kitchen

9' 10" x 6' 9" (3.00m x 2.06m)

A practical kitchen featuring a double-glazed side window, drainer sink, and radiator, complete with a gas oven and hob. There is ample space for appliances, making it a functional and adaptable

cooking area.

Utility Room

A useful utility area with access to a dry cellar comprising two rooms and a sink, along with an external door for added convenience and practicality.

Landing

A bright landing area offering useful extra space and an integrated cupboard for convenient storage.

Bedroom One

9' 5" + doorway recess x 10' 11" (2.87m + doorway recess x 3.33m)

A spacious primary bedroom featuring two double-glazed rear windows, integrated cupboards, and a radiator for year-round comfort.

Bedroom Two

7' 5" x 8' 6" into doorway recess (2.26m x 2.59m into doorway recess)

A well-proportioned second bedroom featuring a rear double-glazed window, a radiator, and an integrated cupboard positioned above the stair bulkhead for smart, space-saving storage.

Bathroom

A clean bathroom fitted with a radiator, low-flush WC, bath, and pedestal sink, offering a simple and functional space.

External

Rear facing back to back property. The rear garden is a spacious, lawned area enclosed by a wall, offering plenty of outdoor potential.



view this property online williamhbrown.co.uk/Property/HDF118711



welcome to

Dewhurst Road, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal project opportunity
- Spacious lounge with character features

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

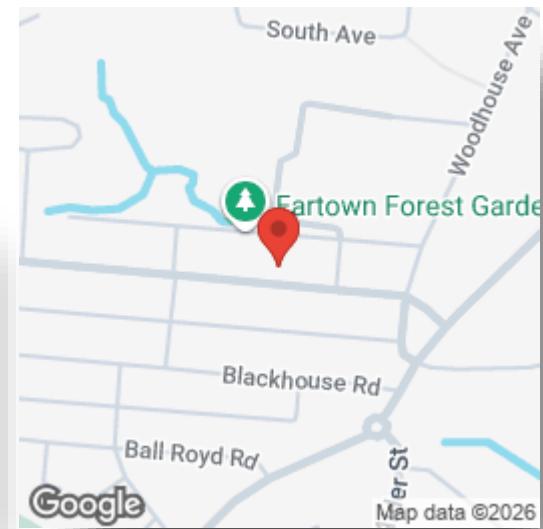
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1901.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£80,000



view this property online williamhbrown.co.uk/Property/HDF118711



Please note the marker reflects the
postcode not the actual property



Property Ref:

HDF118711 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk