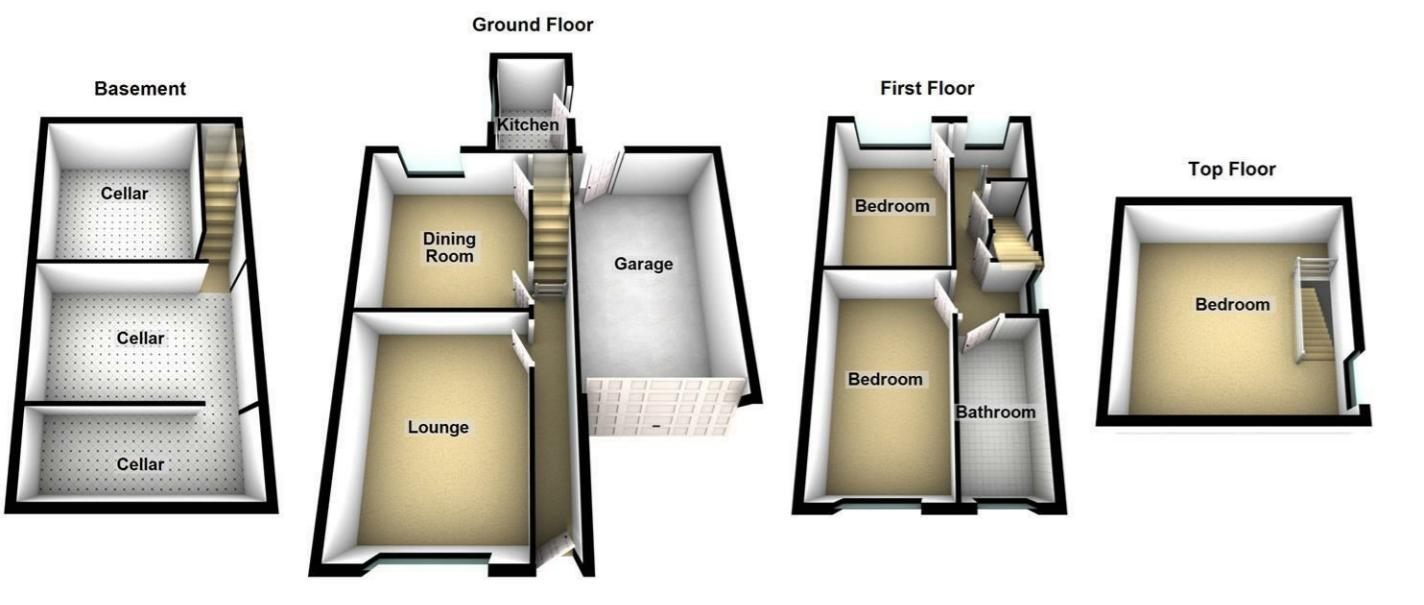


# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



For Illustration Purposes Only. Not To Scale.  
Plan produced using PlanUp.  
31 Weatherhill Road, Huddersfield



31 Weatherhill Road  
Lindley, Huddersfield, HD3 3LD

Guide Price £180,000





+++ ONLINE AUCTION +++ UNDER COMMON AUCTION CONDITIONS +++ OPEN TO BID FOR 24 HOURS +++ STARTING AT 12.00 NOON ON 19TH OF FEBRUARY AND CLOSING ALSO AT NOON ON THE 20TH +++ VISIT OUR WEBSITE TO REGISTER SEE THE LEGAL PACK & BID +++

Enjoying a prominent position on Weatherhill Road, this delightful stone-built semi-detached house presents a wonderful opportunity for those seeking a property with character and potential. Boasting three spacious double bedrooms, this home full of period features that add to its charm and potential.

Situated in a highly sought-after area, the property is conveniently located near the bustling village centres of Lindley and Salendine Nook, offering easy access to local amenities, shops, schools and transport links. The house is set over four floors, including a basement and an attic, providing ample space for creative improvements and upgrades making this an exciting prospect for speculators looking for their next project.

This property is being offered by traditional auction conditions via an online bidding platform, making it an exciting opportunity for both investors and buyers looking to invest in a home that they can truly make their own. With its blend of traditional architecture and obvious potential, this house is perfect for refurbishment and re-sale or creating your own dream home.

Do not miss the chance to explore the possibilities that this property has to offer and book your viewing today.

#### ACCOMMODATION

##### GROUND FLOOR

##### RECEPTION HALL

19'1" x 3'6"

Accessed via a traditionally style double glazed front door, there is attractive lincrusta, a delft rack and period arch on display. A staircase which rises to the first floor and internal doors leading through to the lounge and dining room.

##### LOUNGE

14'11" x 11'0" max

Positioned at the front of the property and enjoying good levels of natural light via the uPVC double glazed picture window with a semi open aspect over the front garden and beyond down Briarlyn Avenue. You will also find an attractive tiled decorative fireplace, period coving, a ceiling rose and high skirting boards. Central heating radiator and exposed traditional wooden floorboards.

##### DINING ROOM

15'1" x 11'10" max (10'2" to chimney breast)

This well proportioned second reception room is positioned to the rear of the property and also has a decorative feature fireplace with cupboards and drawers positioned in one of the alcove and a decorative arch in the other. There is moulded plaster detail to the ceiling, a picture rail and a uPVC double glazed window to the rear elevation overlooking the garden. There is also a central heating radiator, exposed floorboards and an internal door leading to the cellar head and kitchen area.

##### CELLAR HEAD

3'9" x 5'2"

An open plan design to the kitchen with an internal door under the staircase which leads to a flight of steps descending to the cellar. Cloaks hanging.

##### KITCHEN

8'5" x 5'5"

Fitted with a range of base and wall units in a maple style with complementary marble effect working surfaces which incorporate a stainless steel inset sink and drainer with mixer tap. There is provision for a gas cooker and plumbing for a washing machine. You will also find part tiled splashbacks surrounding the preparation areas and a uPVC double glazed window positioned to the side elevation. Central heating radiator and a timber framed double glazed door to the side elevation giving access to the exterior of the property.

##### LOWER GROUND FLOOR

##### FORMER COAL STORE

15'0" x 5'3"

Where the water meter will be found, light, former coal chute, stone flagged floor and a head height to the joists of 2.30m

##### MID CELLAR

15'1" max x 9'5"

With a central heating radiator, fuse board and electricity meter. Ceiling height to joist 2.35m

##### REAR SECTION

15'2" x 11'10" max

Former wash kitchen and pantry with a stone keeping table, Belfast style sink, central heating radiator, stone flagged floor and a uPVC double glazed window positioned to the rear elevation by a lightwell. Ceiling height to the joists is 2.37m

##### FIRST FLOOR

##### BEDROOM 1

14'11" x 8'9" max

Positioned at the front of the property with a uPVC double glazed window taking in the attractive aspect down Briarlyn Avenue and beyond towards Grimescar. There is a central heating radiator and exposed floorboards.

##### BEDROOM 2

15'2" x 8'9" max into the alcove

With an alcove unit fitted with a range of cupboards/robes, a central heating radiator, a uPVC double glazed window to the rear elevation and exposed original floorboards.

##### BATHROOM

11'2" x 5'9"

Fitted with a four piece suite, traditionally styled, incorporating a low flush wc, pedestal hand wash basin, traditional cast bath, shower tray with electric shower over. Central heating radiator, part tiled walls and a uPVC double glazed window to the front elevation.

##### FIRST FLOOR LANDING

19'1" x 5'8" max or 3'0" min

There is a central heating radiator and two uPVC double glazed windows positioned to the rear and side elevations. Under the staircase which rises to the second floor is a Vokera combination boiler.

#### SECOND FLOOR

##### BEDROOM 3

15'1" x 10'7"

Natural light is provided via the uPVC double glazed window to the gable end, central heating radiator, eaves access points, shelving and exposed original floorboards.

#### OUTSIDE

To the rear is a hard standing area, low maintenance pebbled area and patio, raised bed behind a dry stone wall and with a convenience door leading to the attached garage. There is a raised buffer garden to the front of the property providing good distance from the roadside and to the side, is a driveway leading to the attached garage.

#### GARAGE

21'5" x 9'0"

With a vehicular door to the front elevation, width 2.06m, and to the rear elevation is a timber framed single glazed window with frosted glass inset.

#### COUNCIL TAX. BAND C.

#### AUCTION INFORMATION

Open to bid on the 19th February for 24 hours starting at 12.00 (closing bids 12.00 noon 20th February) 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.

#### TENURE

Title Number: WYK739328. Tenure: Freehold

#### HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 19TH OF FEBRUARY AT 12.00 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.

#### VIEWING NOTES

Strictly by appointment through the sole auctioneer.

