



Clement Street, Birkby, Huddersfield, HD1 5HE

william
h brown

welcome to

Clement Street, Birkby, Huddersfield

Ideal as a first purchase or an investment, this deceptively spacious home in highly sought-after Birkby, located in a peaceful yet convenient spot with public transport and local amenities close by. Offered chain free with a dining-kitchen, two double bedrooms, two bathrooms and a garden.



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.

Entrance Hall

The entrance hall is finished with attractive floorboards and features a gas heater, creating a warm and welcoming first impression as you step into the property; leading to a carpeted staircase ahead.

Lounge

14' 9" into recess x 12' 7" into recess (4.50m into recess x 3.84m into recess)
The lounge offers a generous living space measuring approximately 14'9ft x 12'7ft into recess, with an additional recess to the opposite side providing extra

versatility. Attractive floorboards add warmth and character, while a large double-glazed window to the front floods the room with natural light, creating a bright and welcoming atmosphere.

Kitchen

14' 6" x 13' 9" into recess (4.42m x 4.19m into recess)
The kitchen is a spacious and practical area measuring approximately 14'6ft x 13'9ft into recess, designed with a laminated floor and matching laminated worktops for a clean, modern finish. A double-glazed window to the front brings in natural light, complementing the fitted gas hob and oven with extractor fan and hood above. There is ample space for essential appliances including fridge, freezer, and washing machine, while understairs storage adds convenience. A drainer and sink complete the layout, making this kitchen both functional and welcoming.

Utility Room

The utility room is conveniently positioned off the lounge, leading down to the kitchen, and benefits from a single-glazed window at the top of the stairs. This practical space offers additional functionality within the home, ideal for everyday household tasks and storage.

Bedroom One

14' 9" x 11' 4" (4.50m x 3.45m)
Bedroom One is a generously sized room measuring approximately 14'9ft x 11'4ft into recess, enhanced by an attractive original feature fireplace that adds character and charm. A double-glazed window to the front ensures the space is light and welcoming, making it a comfortable and inviting retreat.

Bathroom

7' 2" x 8' 10" (2.18m x 2.69m)
The bathroom is well-appointed with a laminated floor and features a pedestal sink, w/c, and bath with shower. A double-glazed window to the rear provides natural light, while integrated shelving offers practical storage solutions, making this a bright and functional space.

Bedroom Two - Attic

9' 1" x 11' 7" + recess (2.77m x 3.53m + recess)
Bedroom Two measures approximately 9'01ft x 11'07ft plus recess, offering a comfortable and versatile space. Finished with carpet flooring, the room benefits from a Velux window to the rear, filling the area with natural light. Additional features include access to the attic and useful eaves storage, making this a practical and well-appointed bedroom.

Ensuite

The ensuite is fitted with a shower cubicle, pedestal sink, and w/c, complemented by laminated tops for a neat and practical finish. An extractor fan ensures ventilation, making this a functional and well-presented addition to the property.

External

Externally, the property benefits from a good sized pebble dash- concrete panel shed and a landscape garden with gravel area et cetera with stepping stones, offering both charm and practicality. ENC fencing provides definition and privacy. There is convenient on-Street car parking both directly from Clement Street and available on- Street parking immediately to the front of the property.



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Clement Street, Birkby Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Well-presented garden space with garage

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£90,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

HDF118367 - 0009

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