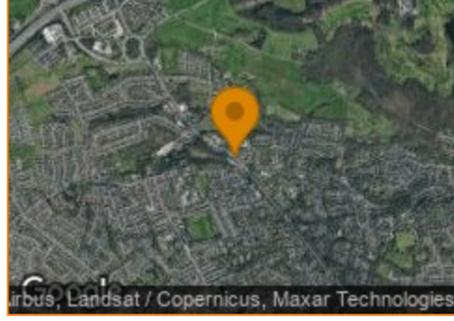


# BOULTONS

Terrain Map



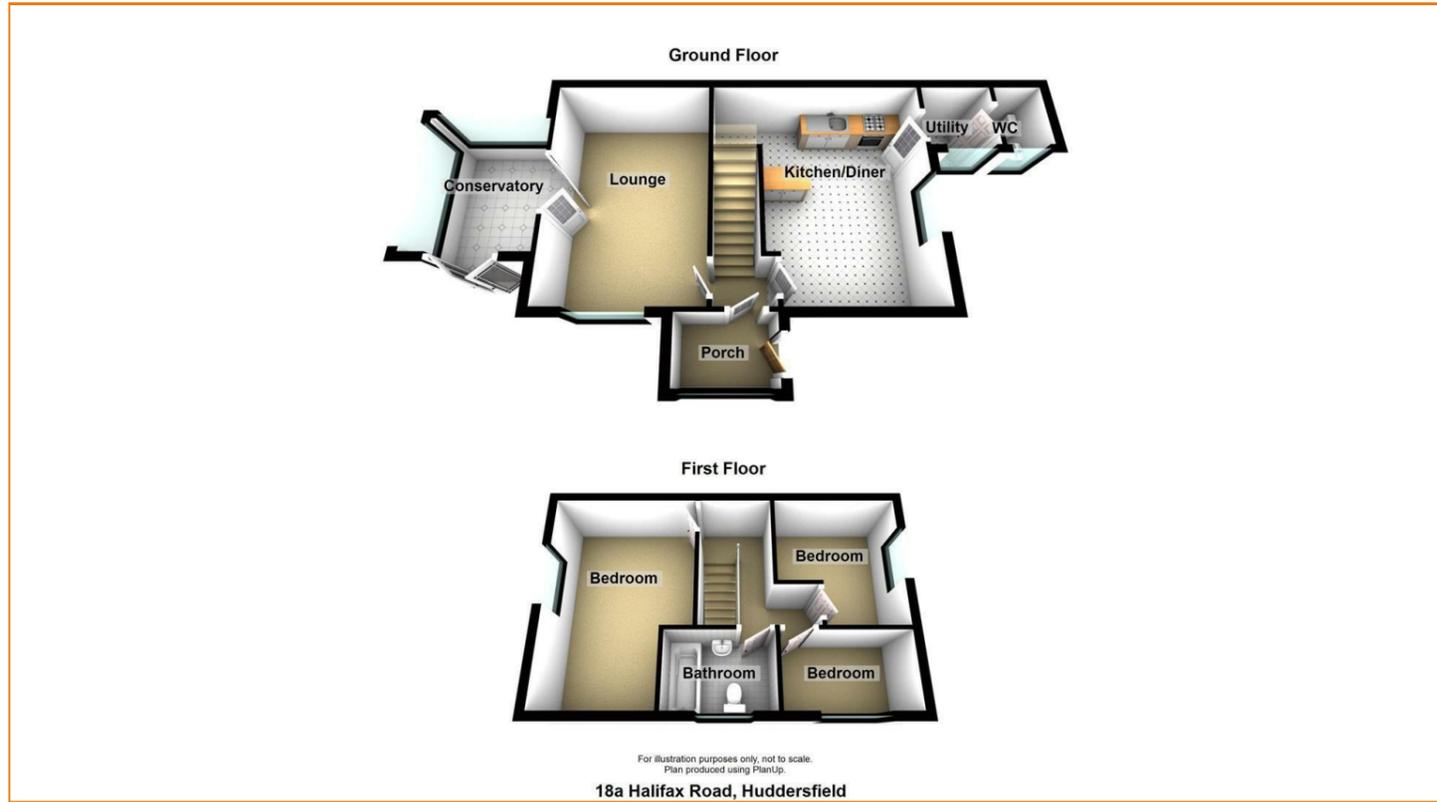
Hybrid Map



Terrain Map



Floor Plan



## Halifax Road

Birchcliffe, Huddersfield, HD3 3BS

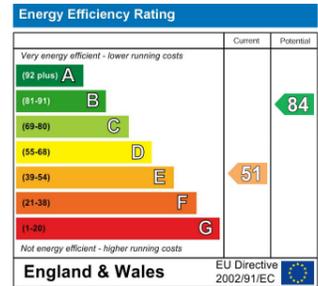
Auction Guide £150,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



- CHARTERED SURVEYORS
- AUCTIONEERS
- ESTATE AGENTS
- VALUERS
- LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



# Halifax Road

Birchenclyffe, Huddersfield, HD3 3BS

## Auction Guide £150,000



+++ OFFERED AS AN AUCTION LOT VIA AN ONLINE BIDDING PLATFORM UNDER COMMON AUCTION CONDITIONS +++ OPEN TO BID FOR A 24 HOUR PERIOD +++ FROM 12.00 NOON ON THE 18TH OF FEBRUARY AND CLOSING AT 12.00 NOON ON THE 19TH OF FEBRUARY +++

+++ CHARMING COURTYARD SETTING +++ IDEAL TO PUT YOUR OWN STAMP ON THIS DETACHED HOME +++ SOUGHT AFTER HD3 SUBURB +++

Welcome to this charming 3-bedroom detached house located on Halifax Road in a sought-after area of Huddersfield. This property boasts a delightful setting in a small courtyard, offering a private atmosphere.

The property is in need of some repair and general improvements after being a popular rental property for many years.

One of the highlights of this lovely home is the size of the living accommodation at ground floor level including the dining kitchen, living room and conservatory. You will also find 3 bedrooms and the aforementioned courtyard setting. VISIT OUR WEBSITE TO REGISTER, VIEW THE LEGAL PACK AND BID.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

4'2" x 4'3"

A most useful entrance space with a high level storage cupboard, making this a useful space for coats and shoes. With a side window, radiator and an inner door to the hallway.

##### HALLWAY

With doors leading to all the ground floor rooms and a staircase leading up to the first floor.

##### LIVING ROOM

10'3" x 15'2"

Positioned to the rear of the property, a lovely homely room with a wooden parquet floor, two radiators, ceiling rose and dado rail. The feature of the room is the stone built fireplace, home to a wood burning stove. There are internal double doors leading to the conservatory.

##### CONSERVATORY/DINING ROOM

10'9" x 8'3"

A good sized versatile room, which has been used as a dining room with patio doors over looking the rear garden and radiator.

##### DINING KITCHEN

11'6" x 15'4"

A spacious room situated to the front of the property. With a range of wall and base units as well as an area that could be used as a breakfast bar, tiled splashbacks with an integrated oven, gas hob, extractor and two radiators. The boiler is housed within one of the cupboards.

##### UTILITY ROOM

6'6" x 4'4"

Located just off the kitchen with wall units, worktop and plumbing underneath for a washer and dryer.

##### WC

4'4" x 3'2"

Beyond the utility is the ground floor WC, with a window to the side and a cupboard containing the fuse board.

##### KEEPING CELLAR

Located via some steps from a door off the kitchen.

#### FIRST FLOOR

##### LANDING

With radiator and giving access to all first floor rooms.

##### BEDROOM ONE

15'2" x 10'5"

A large double bedroom with a window overlooking the rear, radiator and a loft hatch. (not inspected at the time of the appraisal).

##### BEDROOM TWO

9'2" x 9'7"

With window to the front and radiator.

##### BEDROOM THREE

5'3" x 8'8"

With window and radiator.

##### BATHROOM

5'7" x 8'0"

Fitted with a white suite including a bath with shower over and show screen, WC, vanity sink, radiator and window to the side.

#### OUTSIDE

To the front and side is a cobbled courtyard, to the rear is a lawned garden with established shrubs and trees. There is a external accessed store which forms part of the entrance porch.

#### COUNCIL TAX

Band A

#### TENURE

We understand that the property is Freehold and should be checked by the incoming purchases conveyancer in the legal pack prior to bidding.

#### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### AUCTION INFO

The lot is offered in an online auction which is open to bid from the 18th February for 24 hours with closing bids before 12.00 on the 19th February 2026, subject to remaining unsold previously.

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.\*

VISIT OUR WEBSITE TO REGISTER & BID

#### LEGAL/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.

#### HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

#### HOW TO BID

OPEN FOR 24 HOUR BIDDING FROM THE 18TH OF FEBRUARY VISIT OUR WEBSITE WELL PRIOR TO THE AUCTION DATE TO REGISTER, SEE THE LEGAL PACK AND THEN BID.

