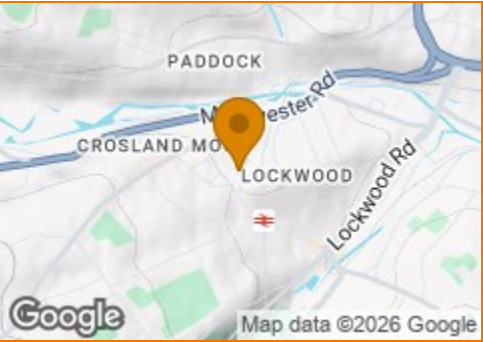


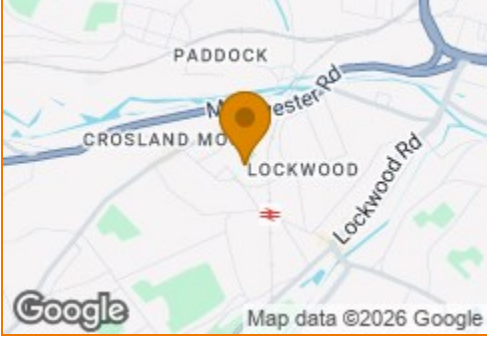
Terrain Map



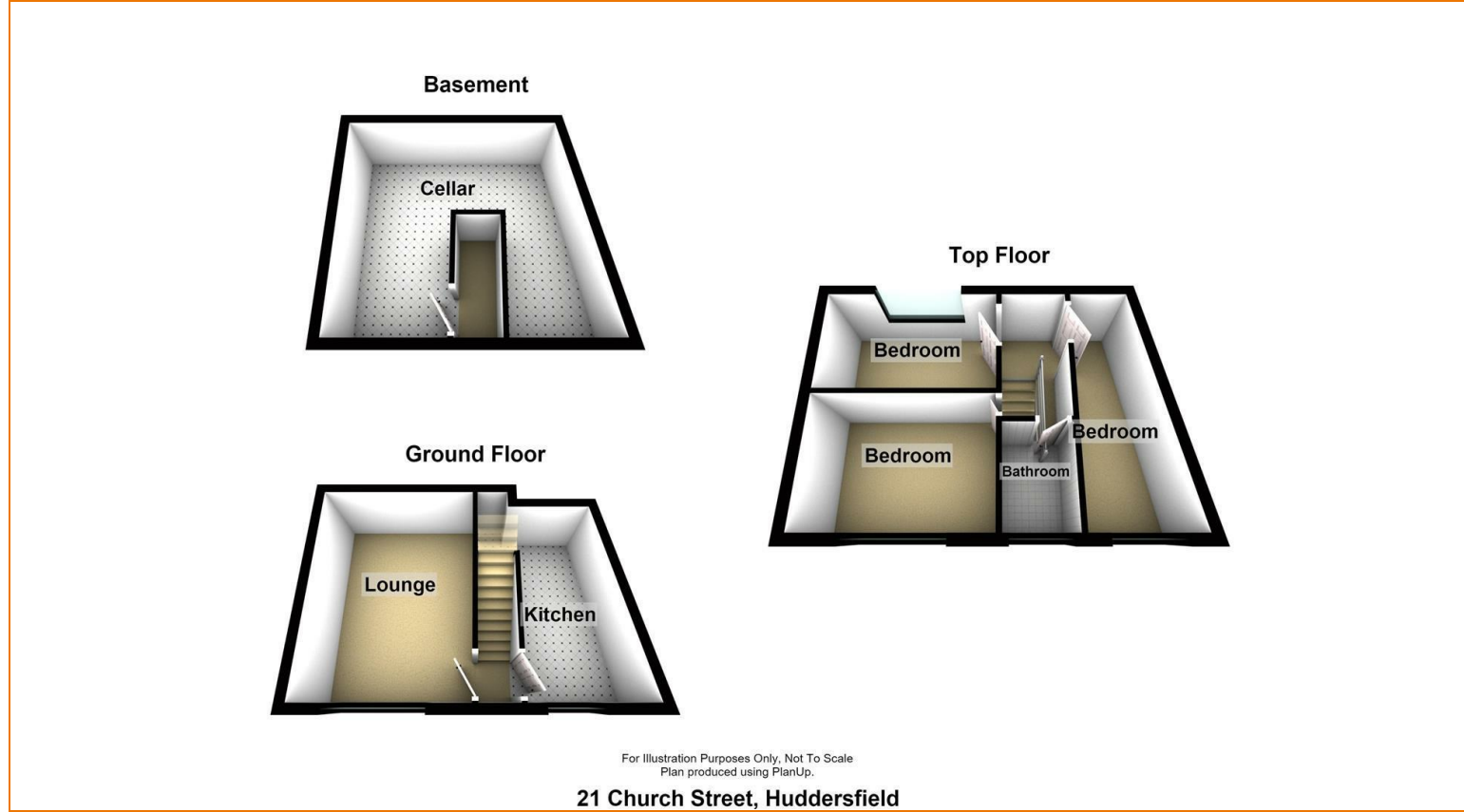
Hybrid Map



Terrain Map



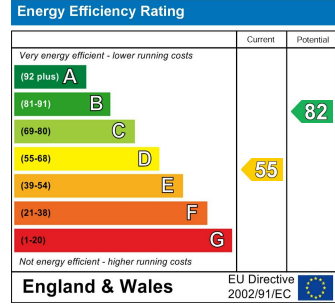
Floor Plan



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



BOULTONS



Church Street

Crosland Moor, Huddersfield, HD4 5DQ

Auction Guide £55,000



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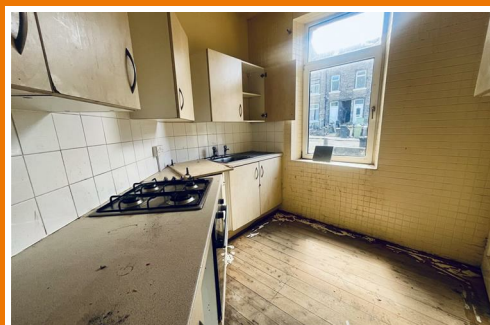
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Church Street

Crosland Moor, Huddersfield, HD4 5DQ

Auction Guide £55,000



**** AUCTION LOT ** UNDER COMMON AUCTION CONDITIONS ** READY FOR A NEW LEASE OF LIFE ****

**** LONG & SUCCESSFUL LETTING HISTORY **
ANTICIPATED AUCTION DATE LATE JULY ** VISIT OUR WEBSITE TO REGISTER, SEE THE PACK AND BID **
OPEN FOR 24 HOURS ****

This LETTING prospect is a double fronted end terrace set out over three floors including a large utility basement, fitted kitchen, lounge, 2 bedrooms including a nursery or dressing room, bathroom with white suite and outside there are low maintenance gardens to the front and rear. With a gas fired central heating system, sealed unit double glazing and a convenient position for shops, services, public transport and the local recreation ground which is just to the rear. Anticipated rent at circa £550/£600 pcm once improved.

GROUND FLOOR

The property is accessed via a upvc double glazed front door leading into an entrance lobby with internal doors leading to the kitchen and living room respectively. A staircase rises to the first floor.

LIVING ROOM 12'2" max x 15'0"

With a upvc double glazed window, radiator and a gas fire.

KITCHEN 8'5" max x 12'6" (not square)

Fitted with a range of wall & base units with working surfaces including a stainless steel inset sink unit and 4-ring hob. With a separate integrated oven, upvc double glazed window and a staircase descending to the:-

LOWER GROUND FLOOR

MAIN UTILITY BASEMENT 12'5" x 15'0"

With a combination boiler, plumbing for a washing machine, base level cupboard storage and a stainless steel inset sink.

SMALLER UTILITY BASEMENT 8'7" max x 15'0" max (4'8" min)

FIRST FLOOR

BEDROOM 1 9'6" x 8'0" (overall)

Positioned to the front of the property. Accessed via a rear room (6'8" x 9'6") which would make a suitable nursery or dressing room.

BEDROOM 2 5'4" x 7'6" (Not square).

HOUSE BATHROOM 7'1" x 6'8"

Fitted with a 3-piece white suite comprising a panelled bath, low level wc and pedestal hand wash basin.

EXTERNALLY

To the front is a low maintenance buffer garden and to the rear is an enclosed yard.

TENURE

To be confirmed in the legal pack. We understand that the property is a long leasehold arrangement.

COUNCIL TAX BAND A

EPC RATING D55

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 online 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.

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 will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

AUCTION INFORMATION

SALE DATE OPEN TO BID FROM THE 30/07/2026 12 NOON FOR 24 HOURS: Closing bids 31/07/2026 12 NOON.

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

