

# BOULTONS

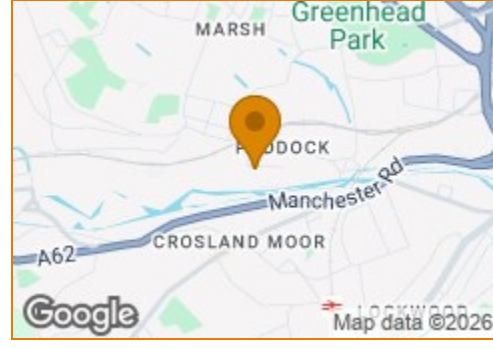
Terrain Map



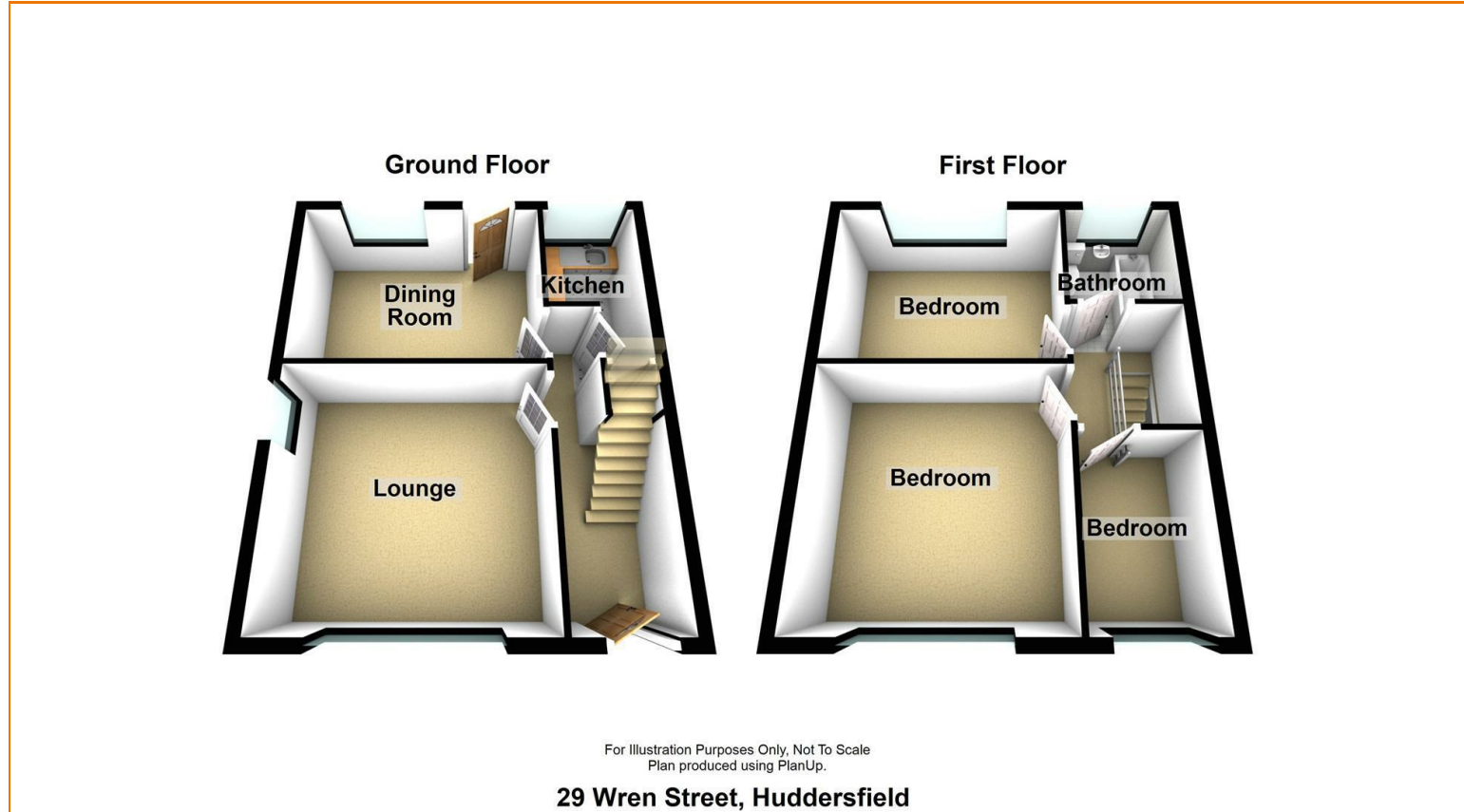
Hybrid Map



Terrain Map



Floor Plan



## Wren Street

Paddock, Huddersfield, HD1 4TU

Auction Guide £99,995

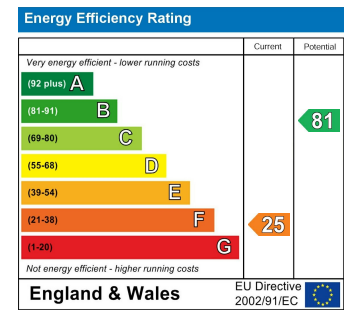
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### Viewing

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



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# Wren Street

Paddock, Huddersfield, HD1 4TU

## Auction Guide £99,995

COUNCIL TAX. BAND A

### AUCTION INFORMATION

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

### 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.

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

### GUIDE PRICE

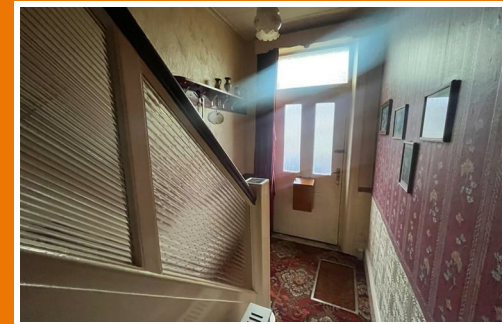
\*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price 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.

### VIEWING ARRANGEMENTS

Viewings by appointment ONLY - please call in and book your inspection.

### HOLDING FEE

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



\*\*\* OFFERED BY WAY OF TRADITIONAL AUCTION VIA AN ONLINE BIDDING PLATFORM \*\*\*

\*\*\* OPEN TO BID FOR 24 HOURS- VISIT OUR WEBSITE TO REGISTER AND BID \*\*\*

This mature end terrace house presents a fantastic opportunity for CASH BUYERS to invest in a property that is ripe for improvement and repair. With three bedrooms plus two separate and comfortable reception room, this home offers ample space for families or individuals seeking a project to make their own.

The property boasts an attractive open rear aspect, providing a pleasant view and a sense of openness that is often sought after in urban settings. Its location is both popular and convenient, ensuring that residents have easy access to local amenities, schools, and transport links, making it an ideal choice for those who value community and accessibility.

This house is ready for a new lease of life, allowing you to add your own personal touch. Ideal for investors, landlords or owner occupiers looking for a home to make in their own image.

For those interested, this property is available for sale by traditional auction via an online bidding platform, presenting an opportunity to secure a home in a desirable area.

### ACCOMODATION

#### GROUND FLOOR

##### LOUNGE

13'9" (max) x 12'11"

Gas fired with a surround, uPVC double glazed windows to the front and side elevations. Period coving.

##### SITTING/DINING ROOM

12'3" (to chimney breast) x 9'10"

A uPVC double glazed window is positioned to the rear elevation which takes in the open aspect. There is a gas fire and tiled surround, alcove cupboard storage with draws units.

##### KITCHEN

6'5" x 5'5"

Having wall and base units, worktops, a stainless steel inset sink, provision for a gas cooker, tiled splash backs and a uPVC double glazed window positioned to the rear elevation.

#### LOWER GROUND FLOOR

##### CELLAR

6'6" x 4'11"

##### PANTRY

3'3" x 6'2"

#### FIRST FLOOR

##### BEDROOM 1

12'11" x 12'7" (max)

Having two uPVC double glazed windows. One picture window to the front elevation and another located on the gable end.

##### BEDROOM 2

12'8" (max) x 9'11"

Taking in the views at the rear via the uPVC double glazed window. A robe/cupboard is positioned in one of the alcoves.

##### BEDROOM 3

6'7" x 9'3" (max)

Positioned at the front of the property and also having a uPVC double glazed windows.

##### BATHROOM

6'6" x 5'2"

With a three piece suite comprising w.c, basin and a panel bath. Cylinder cupboard with an immersion heater. To the rear is uPVC double glazed window which looks across the valley.

##### OUTSIDE

There is an elevated front buffer garden. And to the rear elevation is a lower level garden space.

##### TENURE

To be confirmed in the legal pack. We believe that there is a long leasehold arrangement in place.

