



Taylor Hill Road, Huddersfield, HD4 6HH

welcome to

Taylor Hill Road, Huddersfield

Charming 2-Bedroom Stone-Built Cottage with Development Potential



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.

Lounge

13' 6" x 14' 9" (4.11m x 4.50m)

Kitchen

14' 1" x 9' 1" (4.29m x 2.77m)

Landing

Bedroom One

10' 11" x 13' 6" (3.33m x 4.11m)

Bedroom Two

6' 9" x 5' 8" (2.06m x 1.73m)

Shed

8' 10" x 5' 8" (2.69m x 1.73m)

Rear Garden

Agents Note

There is an

easement on the title.
Your conveyancer can take
the necessary steps to
advise



view this property online williamhbrown.co.uk/Property/HDF118223



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive stone-built cottage ideal for first-time buyers or investors
- Recently refurbished ground floor with spacious lounge and modern kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF118223](https://www.williamhbrown.co.uk/Property/HDF118223)



Property Ref:
HDF118223 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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