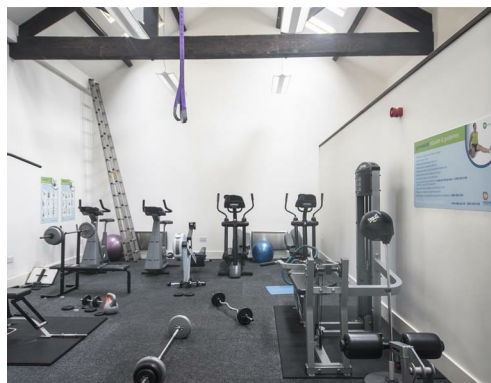


35 The Park,  
Huddersfield HD8 0NP

BY AUCTION  
£65,000



**\*\*BEING SOLD BY MODERN AUCTION\*\* \*\*INVESTORS ONLY - FOR SALE WITH A SITTING TENANT\*\*  
THIS MODERN ONE BEDROOM, SECOND FLOOR APARTMENT HAS NEUTRAL DECOR THROUGHOUT, AN  
ALLOCATED OFF ROAD PARKING SPACE AND GYM ACCESS.  
LEASEHOLD / COUNCIL TAX BAND A / ENERGY RATING D  
MANAGEMENT FEES APPLY**

PAISLEY  
PROPERTIES

## **ENTRANCE**

Access to the apartment is gained through a communal entrance door with intercom. There is a lift within the complex which provides access to all floors. Number 35 is a second floor apartment.



## **ENTRANCE HALLWAY 11'3" apx x 6'2" apx max**

You enter the property through a timber door into the spacious hallway. There are good sized built in storage cupboards with full length sliding mirrored doors which provides ample space for coats, shoes and household items. There is also a large cupboard housing the property's hot water cylinder. There is neutral carpeting to the floor, an electric wall mounted radiator, intercom doors which lead through to the open plan living space, bedroom and bathroom.

## **LIVING DINING KITCHEN 16'8" apx x 14'1" apx max**

This fantastic open plan living space is flooded with natural light from the two large windows. To one end, there is a modern kitchen with beech style shaker style wall and base units, black speckled roll top work surfaces, a stainless steel sink and drainer, built in electric oven, electric four ring hob, stainless steel extractor fan and there is space for a tall fridge freezer and plumbing for a washing machine. There is wood effect vinyl flooring to the kitchen and neutral carpet throughout the remaining open plan living space. A door leads back to the hallway.



**BEDROOM ONE 15'3" apx x 9'6" apx max**

Enjoying natural light from the large feature window, this room is light and airy and has been decorated in soft neutral tones. There is ample space for bedroom furniture, the room is carpeted and has a wall mounted electric heater. A door leads into the hallway.



### **BATHROOM 6'9" apx x 7'4" apx max**

This contemporary bathroom is fitted with a white three piece suite including bath with stylish shower fitting over, pedestal hand wash basin and low flush w.c. The room is partially tiled in attractive wall tiles and has an extractor fan, spot lighting to the ceiling, contrasting vinyl flooring and a door leads into the hallway.



### **FACILITIES**

Residents of The Park have use of the gym which is located in the main building above the reception area.



## **MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 999 years

Years remaining - 978

### ADDITIONAL COSTS:

There are additional costs associated with the property, shared areas or development.

Ground rent - £150 per annum

Service charge - £1846.95 per annum currently

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Resident Permit

### RIGHTS AND RESTRICTIONS:

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property.

There are no known structural defects to the property.

### PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Electric

Broadband - Suggested speeds up to 1000 Mbps

### ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AUCTIONEER'S COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions. This method of auction requires both parties to complete the transaction within 56 days of the Fee being paid and reservation form being returned.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being a fee of £5,000 Plus VAT. The Reservation 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 go through an identification verification process with Brookvale Auctions and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

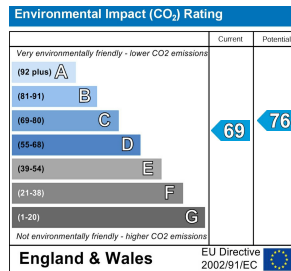
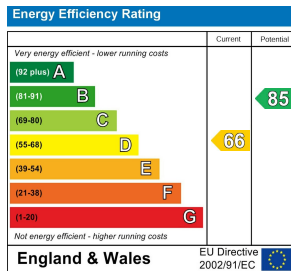
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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