

68/68a Jackroyd Lane,  
Newsome HD4 6RD

BY AUCTION  
£210,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

ELEVATED FROM THE ROADSIDE, BURSTING WITH POTENTIAL AND WITH WONDERFUL FAR REACHING VIEWS IS THIS EXTREMELY VERSATILE DETACHED 4 DOUBLE BEDROOM BUNGALOW WITH A GENEROUS SIZE CONSERVATORY, BEAUTIFULLY LANDSCAPED GARDENS TO FRONT, REAR AND A GARAGE/WORKSHOP.

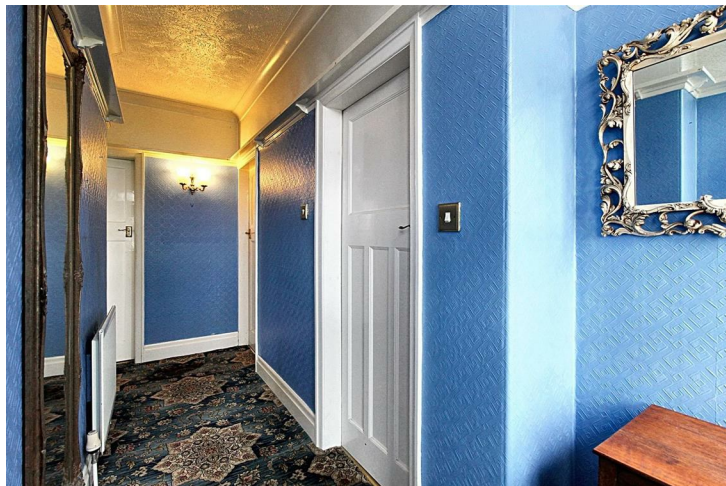
FREEHOLD / COUNCIL TAX BAND 68 - B, 68A - A / ENERGY RATING 68 - E / 68A - E.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a upvc door with attractive side glazing into this welcoming entrance hallway which has high ceilings, picture rails and space to remove coats, shoes and for freestanding furniture. A hatch gives ladder access to a loft which is boarded and has power and doors lead through to the lounge, dining kitchen, shower room and two double bedrooms.



## LOUNGE 13'11" x 13'1" max

Flooded with natural light courtesy of the large front facing bay window is this generous reception room which has space for a range of furniture and a gas coal effect fire with marble hearth. A door leads to the entrance hallway.





### **DINING KITCHEN 14'4" x 11'10" max**

This spacious family dining kitchen has timber wall and base units, roll top work surfaces, tiled splash backs and one and a half stainless steel sink and drainer with mixer tap over. There is space for a freestanding double gas oven with extractor above, plumbing for a washing machine and plenty of space for a table and chairs alongside other freestanding furniture. A characterful wood burning stove with a brick surround and timber mantle gives a lovely focal point to the room. A window allows natural light to flow through the space, there is parquet flooring underfoot and doors lead through to the conservatory, entrance hallway and an external door opens to the side of the property.



### **PANTRY 5'5" x 5'2" max**

Neatly positioned off the kitchen through bi fold doors is this useful storage pantry with shelving, space for a fridge, freezer and plumbing for a dishwasher.

### **BEDROOM ONE 12'0" x 10'9" max**

Positioned to the front of the property is this well proportioned double bedroom which also benefits from a bank of fitted wardrobes with sliding doors. The room has a front facing bay window with outlook over the garden, elevated views beyond and a door which leads to the hallway.





### **BEDROOM TWO 11'10" x 8'11" max**

This good size double bedroom has a window which looks through to the conservatory, space for freestanding bedroom furniture and a door that leads to the hallway.



### **SHOWER ROOM 8'7" x 5'6" max**

Fitted with a three piece white suite including a walk in double shower with glazed screen, a pedestal hand wash basin and a low level w.c. The room is partially tiled, has an obscure glazed rear facing window, a storage cupboard housing the water cylinder and vinyl flooring underfoot. A door leads to the hallway.





### **CONSERVATORY 33'2" x 14'6" max**

Spanning the rear of the property, this amazing addition to the home is a great space to entertain and is currently used by the vendor as a garden room/second sitting room, laminate flooring flows underfoot, two sets of patio doors open to the rear garden bringing the outside in and Internal doors lead to the dining kitchen and through to the annexe living room.



### **ANNEXE**

#### **ENTRANCE HALLWAY**

You enter through a timber door into the entrance hallway and doors lead through to the living room, shower room, W.C, and kitchenette.



**LIVING ROOM 12'0" x 11'10" max**

The living room has space for freestanding furniture, a fitted floor to ceiling storage cupboard, wall hung gas fire and doors open to two bedrooms, conservatory and back through to the entrance hallway.

**BEDROOM ONE 12'7" x 12'3" max**

A double bedroom with a bay window providing pleasant views over the front garden, fitted wardrobes with dressing table and space for further furniture if desired. A door leads in to the living room.

**BEDROOM TWO 11'2" x 9'5" max**

Located to the rear of the property is another double bedroom with space for freestanding furniture. A large window gives a view over the rear garden and a door leads through to the living room.



**SHOWER ROOM 3'7" x 3'4" max**

Bifold doors open to a compact shower room which is fully tiled and has a side obscure window.

**W.C 3'6" x 2'4" max**

Located off the entrance hallway is a handy cloakroom with a low flush W.C and side obscure window.

**KITCHENETTE 6'6" x 4'9" max**

At the end of the hallway is a kitchenette which currently has a stainless steel sink and drainer with space to fit a wall, base unit and extra storage if needed.

**REAR GARDEN**

The property sits on a generous plot, backs on to open fields and has a range of spaces to enjoy, with a beautiful and well cared for lawned garden which has well established shrubs, colourful bushes and plants with space for outbuildings, patio areas and a fabulous raised decked terrace which offers a perfect place for garden furniture and dining al fresco with fantastic views over to "Castle Hill" and over to Huddersfield and surrounding areas.





## VIEWS

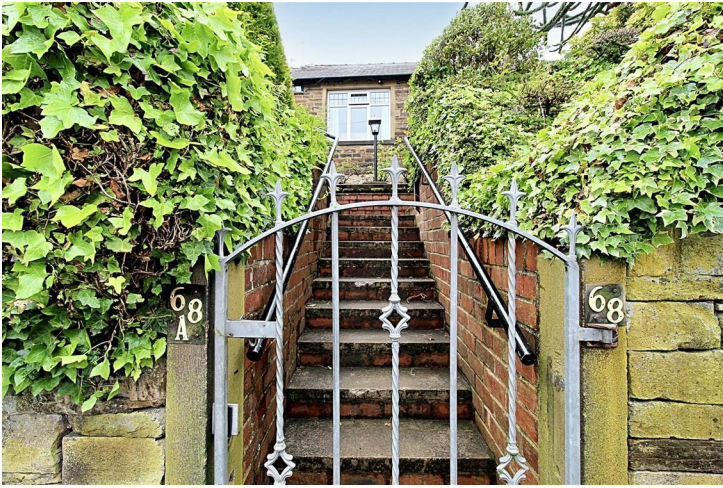


## EXTERNAL FRONT AND GARAGE

You enter the property through a wrought iron gate, stone steps ascend to beautifully landscaped gardens, bursting with colourful bushes, plants and a good size pond. Pathways lead to both front doors and through to the rear garden.

An integral garage with an up and over door provides parking for one vehicle or would make a great workshop or extra storage space.





**PLEASE NOTE:**

The vendor of this property is a family member of an employee of Paisley Properties.



## **AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## **AGENT 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.

## **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 to arrange an appointment.

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

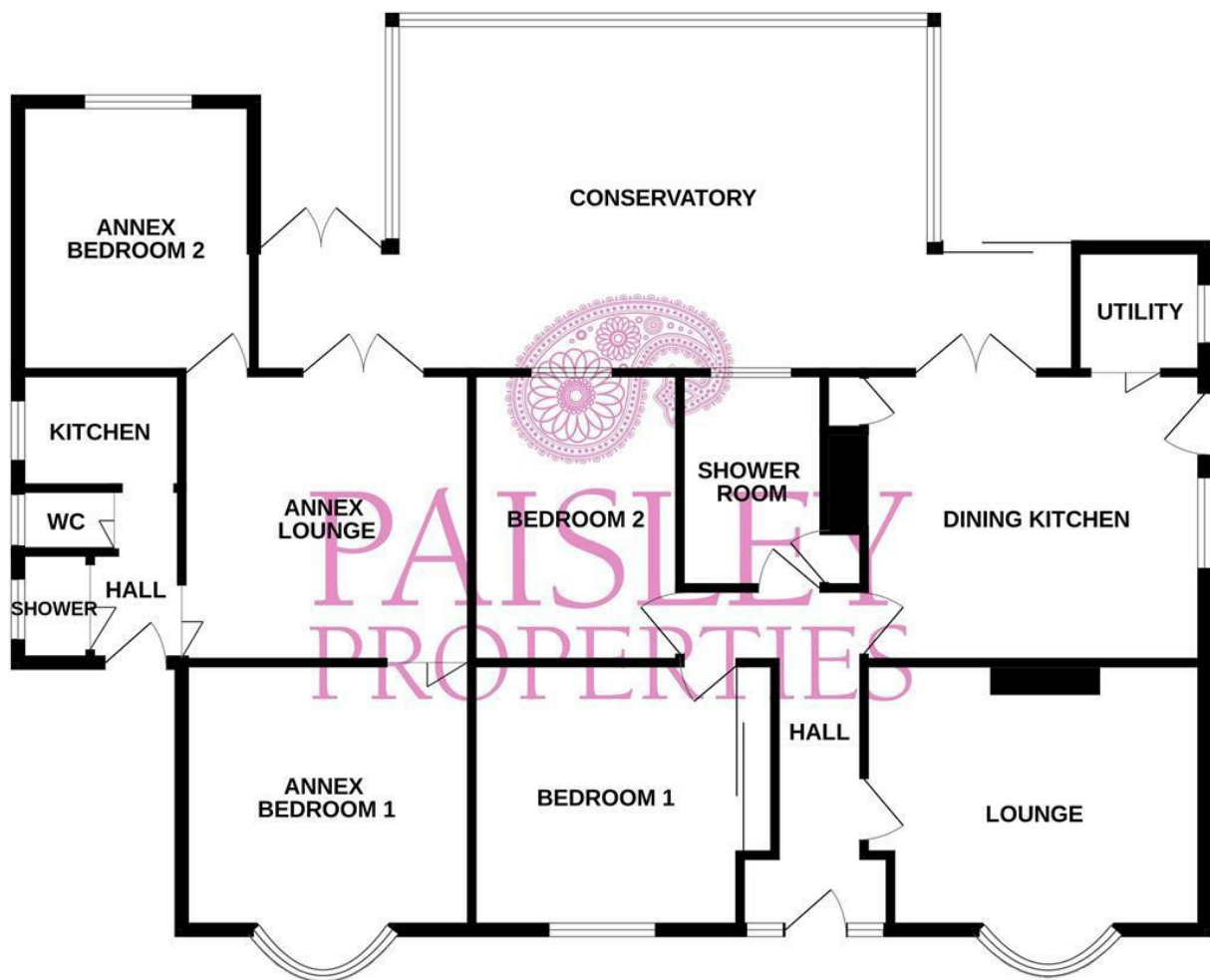
## **PAISLEY**

We 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.

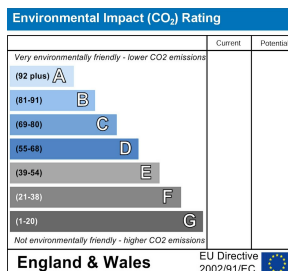
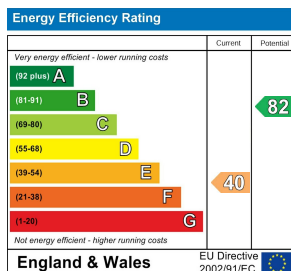
## **SURVEY TEXT**

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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