



Pateley Crescent, Huddersfield, HD2 2PW



welcome to

Pateley Crescent, Huddersfield

Beautifully presented 3-bed semi-detached in Fartown with front and rear gardens, driveway, spacious lounge, modern kitchen, 3 tidy bedrooms and a contemporary family bathroom. Close to schools, amenities and M62 links — a ready-to-move-in home.



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

11' 7" into recess x 20' 10" (3.53m into recess x 6.35m)

Kitchen

9' 1" x 9' 2" (2.77m x 2.79m)

Bedroom One

10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom Two

9' 7" x 10' 10" (2.92m x 3.30m)

Bedroom Three

8' 4" x 9' 7" (2.54m x 2.92m)

Bathroom



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautifully presented 3-bed semi-detached
- Spacious lounge with natural light and gas fire

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF118618](https://www.williamhbrown.co.uk/Property/HDF118618)



Property Ref:
HDF118618 - 0007

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