Terrain Map



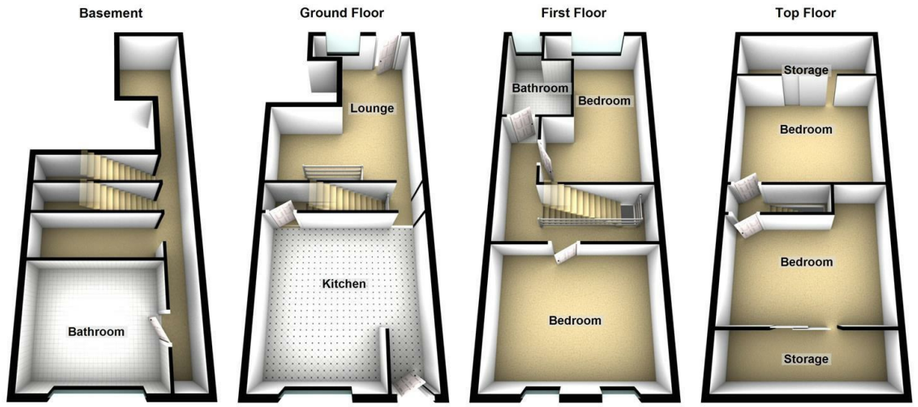
Hybrid Map



Terrain Map



Floor Plan



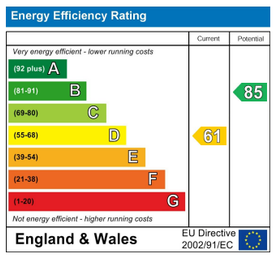
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

110 Lowergate, Huddersfield

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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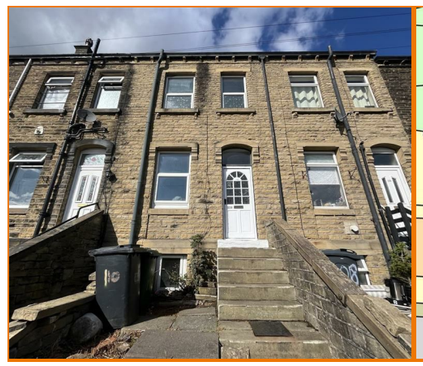


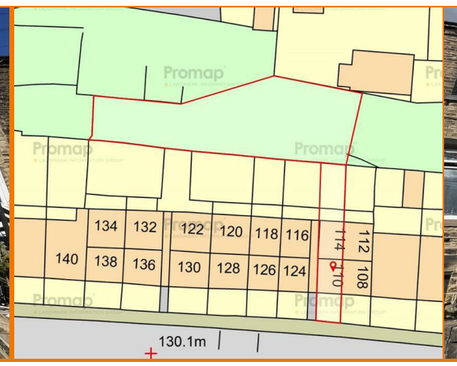
Lowergate

Paddock, Huddersfield, HD3 4EP

Auction Guide £100,000

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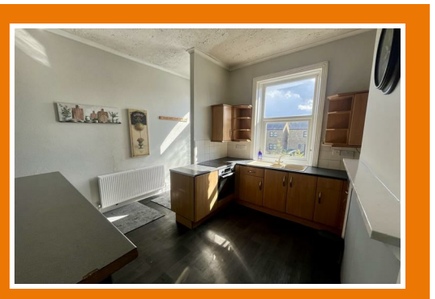


Lowergate

Paddock, Huddersfield, HD3 4EP

Auction Guide £100,000





**** FOR SALE AS AN ONLINE AUCTION LOT **** UNDER COMMON/TRADITIONAL AUCTION CONDITIONS **** JUST VISIT OUR WEBSITE - VIEW THE LEGAL PACK - REGISTER & BID ***

FORMERLY TWO BACK TO BACKS : EXTENSIVE REAR GARDEN : HANDY LOCATION

A four-bedroom mid-terrace house spanning four floors, the property has been newly decorated and tidied up for sale, making it an inviting investment opportunity albeit with enormous potential should you wish to upgrade and improve.

Additionally, an added bonus is the parcel of land at the rear, previously used as a dog run, which presents an excellent opportunity for outdoor enjoyment or potential landscaping projects.

Positioned conveniently close to the amenities of Milnsbridge and Paddock, offering easy access to shops, schools, and is also well placed for access to the M62.

The auction guide is competitively priced to attract interest from local builder wishing to refurb and offer for sale, or landlords looking for a buy to let.

Whether you are looking to invest or remodel, this property is well worth a visit. Don't miss the chance to make it your own.

ACCOMMODATION

GROUND FLOOR

BREAKFAST KITCHEN
13'6" x 12'5"
The measurements include an entrance lobby which gives passage through to the breakfast kitchen.
Fitted with a range of base and wall units in a beech style with complementary working surfaces which incorporate a one and a half bowl sink with mixer tap and a four ring electric hob. The kitchen also has a fitted oven, a decorative feature fireplace, raised breakfast bar, tiled splashbacks around the preparation areas and a central heating radiator. A short flight of steps rises up to the lounge and dining areas at the rear. An internal door leads to the cellar head with steps descending to the keeping cellars.

LOUNGE/DINER
13'7" max (8'4" min) x 15'1"
Large enough to incorporate a dining area next to the large chimney breast, central heating radiator and a uPVC double glazed window positioned to the rear elevation. A traditionally styled, single glazed rear door gives access to the exterior of the property.

LOWER GROUND FLOOR

PANTRY
6'4" x 4'2"
With water laid on.

BATHROOM
8' x 7'1"
Fitted with a 3 piece white suite.

KEEPING CELLAR
10" x 6" (overall)
A useful additional storage area.

FIRST FLOOR

BEDROOM 1, front
10'9" to the robe x 10'2"
Having two a uPVC double glazed windows to the front elevation, a central heating radiator and sliding floor to ceiling robes which provide a range of hanging and shelving.

BEDROOM 2, rear
15'1" x 8'8" max (7'0" min)
With a a uPVC double glazed window to the rear elevation and a central heating radiator.

BATHROOM
12'1" x 6'1" max
Fitted with a four piece suite comprising shower cubicle with part tiled splashbacks, low flush wc, vanity hand wash basin and panel bath, also with tiled splashbacks behind the bath and sink area. There is a central heating radiator and a uPVC double glazed window with privacy glass inset.

LANDING AREA
With staircase up to the second floor accommodation.

SECOND FLOOR

BEDROOM 3
13'5" x 10'4" max (7'8" min)
With a Velux skylight positioned to the front roof slope, eaves storage and a central heating radiator.

BEDROOM 4
13'5" max (11'8" min) x 10'7"
Natural light is provided via the Velux skylight positioned to the rear roof slope, central heating radiator, eaves storage and additional cupboard with traditionally styled woodwork.

OUTSIDE
To the front is a small and easily manged garden. To the rear are terraced gardens and beyond that is a former "dog run" in an elevated plateau area. Please see indicative plans enclosed within these particulars.

TENURE
The house is long leasehold and the rear elevated garden area is freehold.

COUNCIL TAX. BAND A

AGENTS NOTES
Please be aware that the sale is of two titles namely the freehold title WYK 549521 described as the "dog run" which is at the rear of title number WYK460377 which we understand to be a 999 year lease from 1st November 1882 and described here as the main residence know as 110 Lowergate. Please use your conveyancing solicitors expertise to confirm the position during the purchase. We are also informed that there has been no approach from the landlord to collect the annual ground rent during our vendors ownership.

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.

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

AUCTION INFORMATION
SALE DATE OPEN TO BID 1ST DECEMBER 12 NOON: Closing bids 2ND DECEMBER 12 NOON

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 will 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.

AGENTS NOTES
Please visit https://www.boultonsauctions.co.uk/ to bid.

