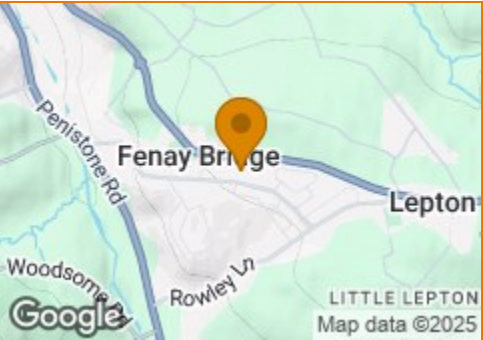


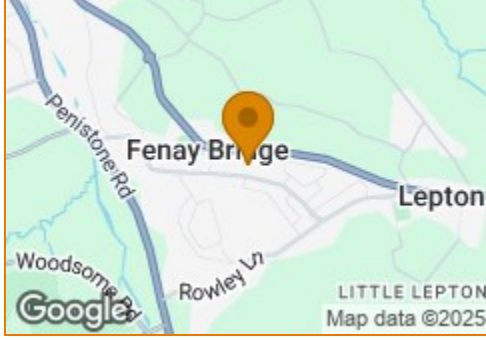
Terrain Map



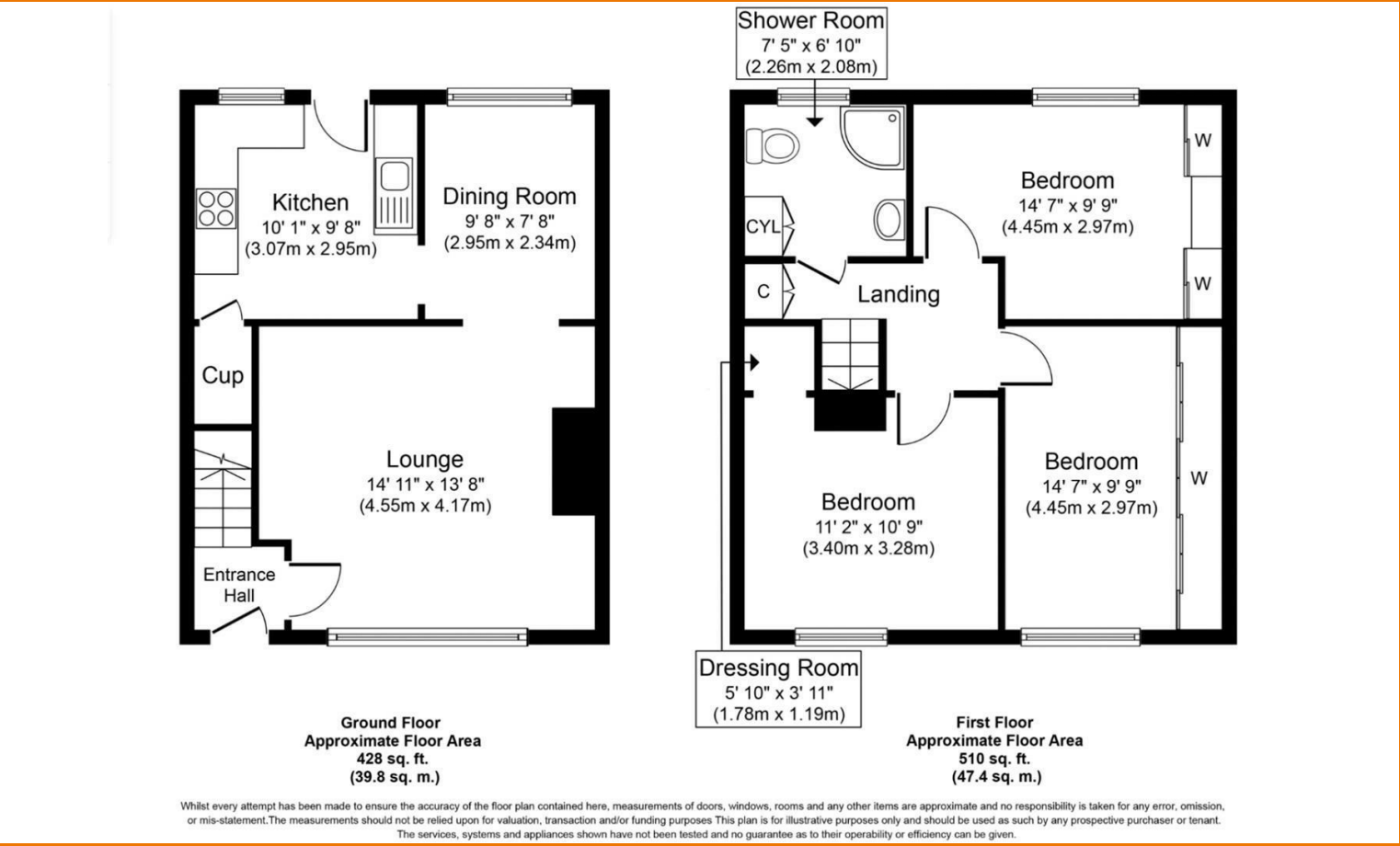
Hybrid Map



Terrain Map



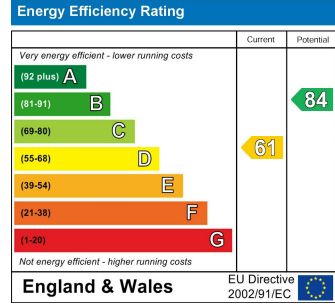
Floor Plan



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



BOULTONS



Highgate Crescent

Lepton, Huddersfield, HD8 0DP

Auction Guide £120,000



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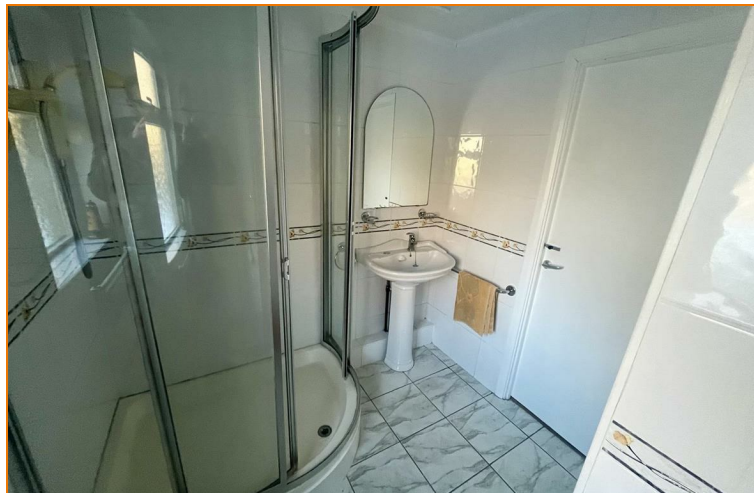
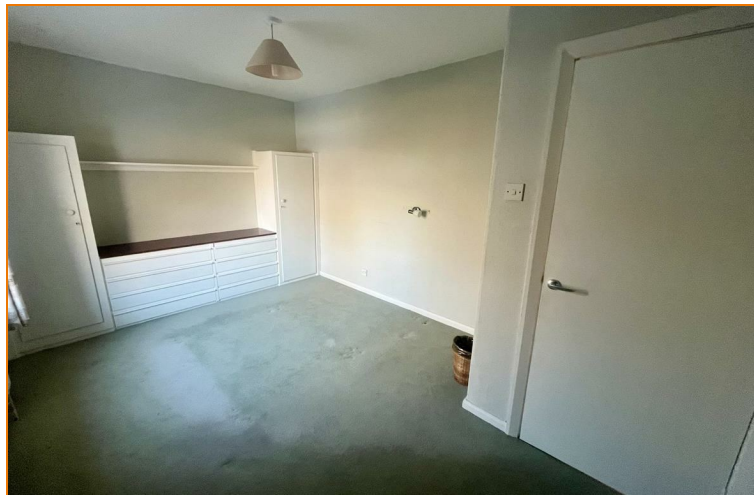
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Highgate Crescent

Lepton, Huddersfield, HD8 0DP

Auction Guide £120,000



****Opening for online bids from 9am on Tuesday 21st January closing at 9am on Wednesday the 22nd January****
Visit the Boultons website to register to bid or for further details**

TO BE OFFERED AS AN ONLINE AUCTION LOT * PRIME MODERNISATION & IMPROVEMENT PROJECT *** GENUINELY SPACIOUS 3 BED & 2 RECEPTION ROOM ARRANGEMENT *****

A substantial mid terraced house, extending over the passage at first floor level and located in the popular and well served village of Lepton situated near to the local amenities, countryside, schooling and the motorway network.

This exciting opportunity boasts three bedrooms and two reception rooms, offering generous living space ideal for targeting a growing family once upgraded.

Currently up for online auction, this house presents a fantastic opportunity for those looking to invest in a property with great potential. The property is mature and ready to be modernised, making it an excellent winter project for renovation and resale or the lettings market.

AUCTION LINK CAN BE FOUND ON OUR BOULTONS WEBSITE

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'10" x 3'4"

Accessed via a uPVC double glazed, wood grain effect front door with privacy glass inset. There is with a staircase rising to the first floor, a central heating radiator and a glazed door gives access to the lounge.

LOUNGE

14'11" max x 10'4"

With a large uPVC double glazed picture window positioned to the front elevation, decorative coving, central heating radiator and the focal point for the room is a coal effect gas fire within a traditional stone style surround and with an alcove display niche. A decorative rustic brick arch gives access to dining room.

DINING ROOM

9'8" x 7'8"

With a uPVC double glazed window positioned to the rear elevation. There is a central heating radiator and in the corner of the room is a cupboard unit which conceals the stop tap.

BREAKFAST KITCHEN

9'8" x 10'2"

Fitted with a range of light oak style wall and base units with complementary marble effect working surfaces which incorporate a stainless steel inset inset sink unit and drainer with mixer tap and a four ring gas hob. The kitchen is further equipped with a fitted oven, integrated extractor, plumbing for a slimline dishwasher and plumbing for a washing machine. There is a breakfast bar/seating area adjacent to the pantry/cupboard storage area under the stairs which houses the fuse board. There is a central heating radiator under the breakfast bar, part tiled splashbacks surrounding the preparations area, light oak effect laminate floor covering and a uPVC double glazed window to the rear elevation with a stable style door which is also uPVC double glazed in construction although wood grain effect in design.

FIRST FLOOR

SHOWER ROOM

6'9" x 7'5" max

Fitted with a double quadrant shower with Mira shower, low flush wc and pedestal hand wash basin. Heated towel rail, complementary tiled walls, linen cupboard storage and a uPVC double glazed window with privacy glass inset

BEDROOM 1

13'8" x 7'4" to the robes

Having a uPVC double glazed window to the front elevation, a central heating radiator and a range of fitted bedroom furniture with double sliding door fronted robes which provide a range of hanging and shelving and with additional cupboard storage units over.

BEDROOM 2

14'6" max x 9'8" max

With a uPVC double glazed window positioned to the rear elevation, a central heating radiator, two single cupboard storage units with centrally positioned dresser drawers.

BEDROOM 3

11'2" x 7'8" average plus entrance

Neutrally decorated with a uPVC double glazed window to the front elevation and a central heating radiator.

WALK-IN WARDROBE

5'8" x 3'11"

LANDING

9'4" average x 5'10" average

Extending over the passageway with useful additional cupboard storage, with a loft hatch and pull-down ladder leading to a loft space.

LOFT SPACE

22'7" x 12'0" purlin to purlin

Fully boarded out providing useful storage with with spray on insulation to the underside of the roof void.

OUTSIDE

There is an established buffer garden to the front of the house and to the rear is a detached single garage and a small patio garden.

AUCTION INFORMATION

To be offered as an Online auction, opening for online bids from 9am on Tuesday 21st January closing at 9am on Wednesday the 22nd January via our Boultons website.

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.*

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 may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

COMPLETION DATE

The completion date as per the Common Auction Conditions is 20 business days from the fall of the electronic hammer, therefore completion will be Tuesday 18th February.

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 the online listing for a full explanation.

VIEWING ARRANGEMENTS

Contact the office to arrange. Auction date to be confirmed.

COUNCIL TAX. BAND A.

TENURE

We understand that the property is a freehold arrangement. A legal pack will be available prior to the auction date and you or your legal representatives must inspect it before bidding.

AUCTION LINK

AUCTION LINK CAN BE FOUND ON OUR BOULTONS WEBSITE