

Terrain Map



Hybrid Map

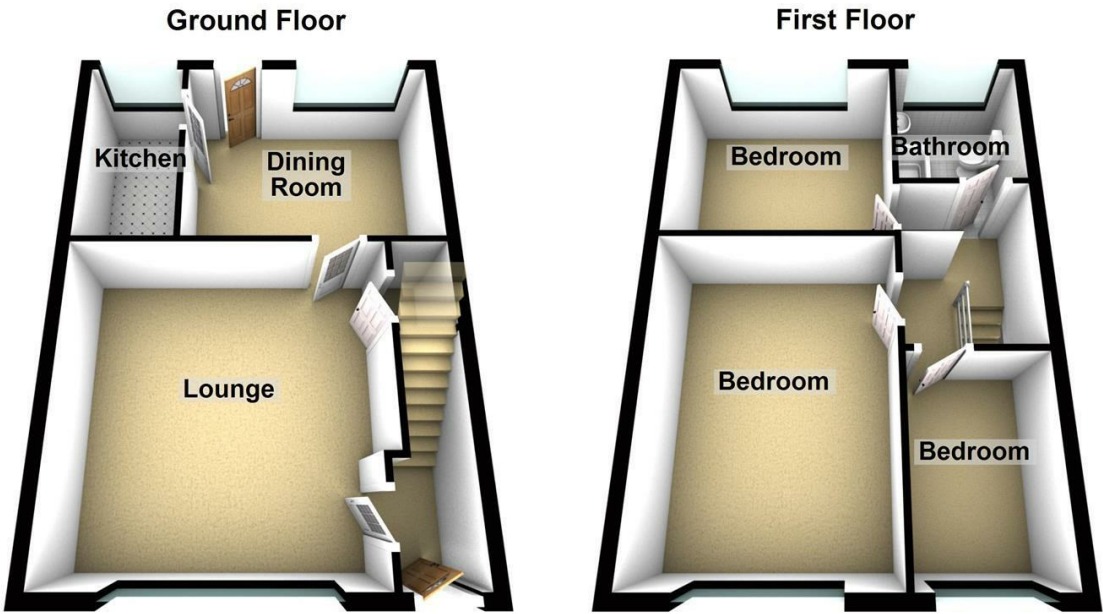


Terrain Map



# BOULTONS

Floor Plan



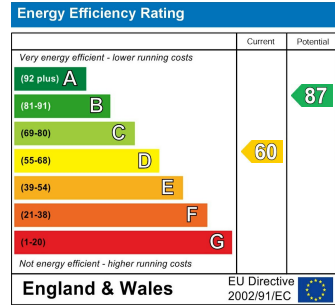
For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**23 Brow Road, Paddock**

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



## Brow Road

Paddock, Huddersfield, HD1 4TP

Auction Guide £70,000

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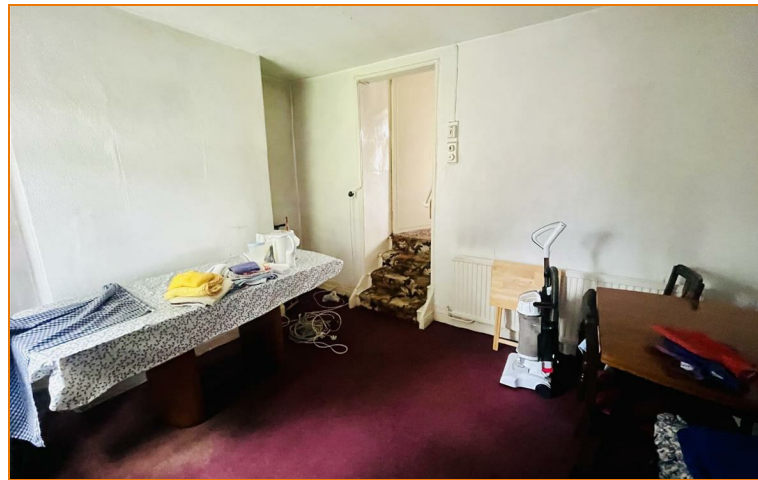
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# Brow Road

Paddock, Huddersfield, HD1 4TP

## Auction Guide £70,000



**\*\*Opening for online bids from 12noon on Thursday 23rd January closing at 12noon on Friday 24th January\*\***  
Register to bid on our Boultons website

**\*\*RENOVATION PROJECT \*\* GENUINELY SPACIOUS 3 BEDROOMS & 2 SEPERATE RECEPTION ROOMS \*\*\* NEAR LOCAL AMENITIES \*\***

A substantial three bedroom, mid and through terrace property with a front and rear garden located in a convenient area close to local businesses and the town centre. In need of a general programme of modernisation and improvement. Briefly comprising: Entrance lobby, lounge, dining room, kitchen, cellar, 3 bedrooms and a bathroom. Likely to be of interest to landlords and speculators looking to make their own mark for future re-sale or the lettings market once improved.

AUCTION LINK CAN BE FOUND ON OUR BOULTONS WEBSITE

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

3'10" x 7'3"

With cloaks hanging, a staircase rising to the first floor, central heating radiator and an internal door leading through to the lounge.

##### LOUNGE

15'0" x 14'10" max

Having a uPVC double glazed window positioned to the front elevation. The focal point for the room is a decorative feature fireplace. Central heating radiator. An internal door leads to the cellarhead and a set of stone steps descending to the cellar with another internal door leading to a short flight of steps leading down to the dining room.

#### LOWER GROUND FLOOR

##### CELLAR

6'5" x 8'7"

##### DINING ROOM

10'0" x 11'1" to the chimney breast

There is a uPVC double glazed window positioned to the rear elevation overlooking the rear garden, wall mounted boiler, central heating radiator and a traditional, single glazed timber rear door allowing passage to the exterior of the property. An internal door leads through to the kitchen at the rear.

##### KITCHEN

10'0" x 4'11"

Fitted with a range of wall and base units, provision for a gas cooker, a stainless steel inset sink and a uPVC double glazed window positioned to the rear elevation

#### FIRST FLOOR

##### BEDROOM 1

15'1" x 9'10" max

With a central heating radiator, decorative feature fireplace and a uPVC double glazed window with window seat. Located at the front.

##### BEDROOM 2

11'1" max x 9'9"

With a uPVC double glazed window to the rear elevation, central heating radiator and a cylinder cupboard with header tank.

##### BEDROOM 3

9'8" x 7'9" inc the bulkhead

With a central heating radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM

6'11" x 6'4" max or 5'1" min

With a coloured three piece suite comprising panel bath, pedestal hand wash basin, low flush wc. There is a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

#### OUTSIDE

To the front of the property is an established, walled buffer garden and to the rear is a well proportioned, now overgrown, garden backing onto established mature trees.

### 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 catalogue for full explanation.

### AUCTION NOTES

Opening for online bids from 12noon on Thursday 23rd January closing at 12noon on Friday 24th January. To register to bid, access the legal pack or for further details visit our Boultons website.

### 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 Thursday 20th February.

### TENURE

It is understood that the property is freehold tenure but this will be confirmed by the legal pack available prior to the sale.

### COUNCIL TAX

Band A.

### VIEWING ARRANGEMENTS

Contact the office for an appointment. Auction date to be confirmed when the legal pack is fully prepared and ready.

### ADDITIONAL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### AUCTION LINK

AUCTION LINK CAN BE FOUND ON OUR BOULTONS WEBSITE