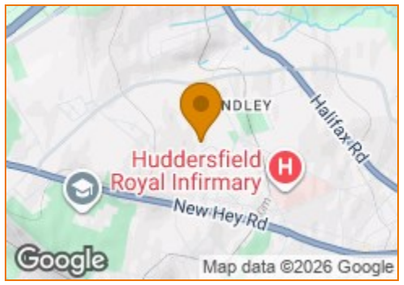
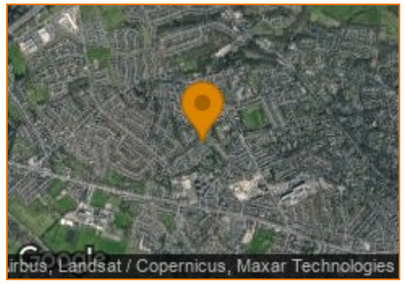
BOULTONS

Terrain Map



Hybrid Map



Terrain Map

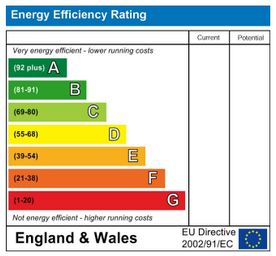


Floor Plan

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



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Sandmoor Drive

Lindley, Huddersfield, HD3 3WF

Auction Guide £220,000

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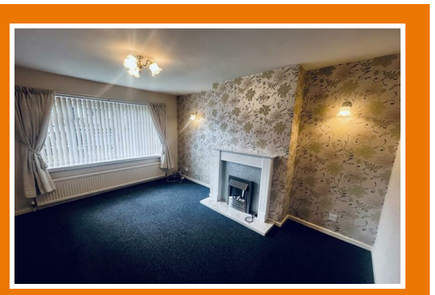


Sandmoor Drive

Lindley, Huddersfield, HD3 3WF

Auction Guide £220,000





FOR SALE BY AUCTION - UNDER TRADITIONAL AUCTION CONDITIONS -

Nestled in the desirable area of Sandmoor Drive, Huddersfield, this charming two-bedroom detached true bungalow presents an exciting opportunity for those looking to invest in a property with great potential. Set within an established plot, the home boasts a lovely wooded aspect, providing a serene and picturesque environment.

This mature bungalow is ripe for modernisation, allowing you to put your personal touch on the space and create your dream home or for speculators looking to repair and resell. The property is being offered for sale by auction under common auction conditions, making it an ideal choice for buyers seeking a unique opportunity in a sought-after location.

With the auction expected to take place in early December, interested parties are encouraged to book a viewing, visit our website to register, view the legal pack, and place their bids. This is a fantastic chance to acquire a property in a highly prized area, where you can enjoy both an attractive setting and convenience.

Do not miss out on this rare opportunity to transform a bungalow into a modern haven. Whether you are an investor or looking to downsize, this property offers endless possibilities.

ACCOMMODATION

RECEPTION HALL
16'3" x 3'

Accessed via a uPVC double glazed door with privacy glass inset. You will find a central heating radiator, access to all the principle rooms, a loft hatch with pull-down ladder allowing access to the roof void and a useful cloaks cupboard storage unit.

LOUNGE
14'2" x 11'9" max

This generous sized lounge enjoys good levels of natural light via the uPVC double glazed bow window positioned to the front elevation. The focal point for the room is a decorative feature fireplace with marble effect hearth and decorative ???? appliance. There is also provision for wall lights and ceiling pendant along with a central heating radiator.

DINING KITCHEN
10'3" x 10'2"

Fitted with a range of wall and base units in a light oak design with complementary slate effect working surfaces which incorporates a stainless steel inset sink unit with drainer and mixer tap and part tiled splashbacks.. There is also provision for an electric cooker, space for a tallboy fridge/freezer and plumbing for an automatic washing machine. A gas meter is concealed within one of the cupboard units and there are two uPVC double glazed windows positioned to the side and rear elevations,, central heating radiator. An aluminium framed double glazed door with privacy glass gives access to the rear garden

BEDROOM ONE
11'10" x 11'8"

Overlooking the rear garden via the uPVC double glazed window, central heating radiator.

BEDROOM TWO
11'1" x 6'3"

This bedroom has a uPVC double glazed window to the front elevation and a central heating radiator.

SHOWER ROOM
6'9" x 6'7" max

Fitted with a double walk-in wet room style shower, pedestal wash hand basin, low flush wc, complementary tiled walls, central heating radiator, cylinder/linden cupboard and a uPVC double glazed window with privacy glass inset.

OUTSIDE

The property enjoys lawned gardens to the front and rear along with ample off-road parking in the form of tarmacadam driveways. There is an attached single garage with up and over door facing the drive and a convenience door to the rear leading round to the kitchen door.

GARAGE
20'3" x 8'7"

The garage also houses the Worcester central heating boiler. There is a uPVC double glazed window with privacy glass inset and the aforementioned personnel door.

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 FEE

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

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.

AUCTION INFORMATION

SALE DATE OPEN TO BID TBC 12 NOON FOR 24 HOURS: Closing bids TBC

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

