

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 90 Lowergate

Paddock, Huddersfield, HD3 4EP

Offers in the region of £165,000



# 90 Lowergate

Paddock, Huddersfield, HD3 4EP

Offers in the region of £165,000



Tenure free - See Legal Pack

The legal pack will be available online at least seven days prior to sale ending and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to the end of the auction.

\*Guide Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Start Price. The Start Price, also known as a Guide Price, is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms which is available to download on our SDL Auctions website.

Online Auction Registration

Every online bidder on SDL Auctions must first create an account on the online section of the SDL Auctions website - [sdlauctions.co.uk/property-auctions/online/](http://sdlauctions.co.uk/property-auctions/online/)

This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' lots and download legal documents.

After starting the registration process you can come back to it to complete at a later date. We suggest completing the registration process at least 3 working days before the lot is due to end, in case you have any problems and need to contact the auctioneers.

In order to bid, you will need to be authorised for money laundering purposes. This includes uploading copies of two forms of identification and passing an anti-money laundering check. This check will leave a soft footprint on your credit report (but it should not affect your credit rating). The registration process also requires card details to be entered, however the card will not be processed unless you are the successful bidder.

Conditional Online Auction Procedure

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price. You will enter into a reservation agreement with the seller and have 40 business days within which to exchange and complete. If you fail to do so, you may lose your reservation fee. During the 40 business day reservation period the sale is secure and the seller is not able to accept other offers. By placing a bid, you are authorising the auctioneer to sign the reservation agreement on your behalf.

The sale of each Lot is subject to a reservation fee of 4.8% Inc VAT (or 4.2% Inc VAT in London), subject to a minimum of £6,000 Inc VAT. The reservation fee does not contribute towards the purchase price.

We will automatically charge you a minimum fee of £6,000, unless stated otherwise above (using the payment details provided at the registration stage) if you are the successful bidder, as payment towards

a reservation fee. Where applicable, you will be required to pay any outstanding amounts of the reservation fee immediately after the end of the auction, which can be paid by debit card or bank transfer. Full terms and conditions are available on the SDL Auctions website - [sdlauctions.co.uk/wp-content/uploads/2019/04/SDL-Auctions\\_buyer-terms.pdf](http://sdlauctions.co.uk/wp-content/uploads/2019/04/SDL-Auctions_buyer-terms.pdf)

## Ground Floor -

### Porch/Hallway

Access to the property via a PVCu door into a useful porch area with ceramic tiled flooring which flows throughout the ground floor. Providing access to the utility room, garage and stairs rise to the first floor.

### Utility

A useful utility room with plumbing for a washing machine and space for a tumble dryer. Laminate counter top with inset stainless steel sink, extractor fan and ceramic tiled flooring.

## First Floor -

### Landing

A PVCu side entrance door, airing cupboard and stairs rise to second floor accommodation. Access to Master bedroom and en-suite.

### Master Bedroom

A front facing impressive master bedroom with large built in wardrobes and en-suite. There are four PVCu windows to the front elevation providing plenty of natural light and offering splendid views.

### En-Suite

A partially tiled en-suite comprising: WC, hand basin and double shower cubicle with glass sliding doors. Benefiting from wood effect laminate flooring and a wall cabinet.

## Second Floor -

### Landing

Stairs rising to the third floor accommodation. Access to living room, kitchen/diner and WC.

### Living Room

A front facing spacious living room with four PVCu windows to the front elevation providing fantastic views over the valley.

### WC

A useful WC with hand basin. Wood effect laminate flooring and PVCu window to side elevation.

### Kitchen/Diner

Set to the rear of the property is this large kitchen diner with matching wall and base units, tiled splashbacks and laminate work surfaces.

Integrated appliances comprise of: a five ring gas hob, an electric oven and extractor, a fridge freezer, a dishwasher and stainless steel sink and drainer. There is ample space for a dining table. PVCu french doors lead out to the rear garden and with two additional PVCu windows providing lots of natural light.

### Third Floor -

#### Bedroom Two

A spacious double bedroom with PVCu window to front elevation.

#### Bedroom Three

A third double bedroom with PVCu window to rear elevation.

#### Jack & Jill Bathroom

A partially tiled bathroom comprising: WC, hand basin, bath with overhead shower and glass screen. Laminate wood flooring and PVCu privacy window to side elevation.

#### Exterior

To the front of the property there is a driveway leading up to the single integral garage and two allocated parking spaces. There is a storm porch access to the main entrance with steps running up the side of the property leading to the first floor access door, access through to the gated rear. To the rear of the property there is a split level garden which has a paved patio accessible from the kitchen and garden steps lead up to two lawned areas.

#### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

#### Disclaimer

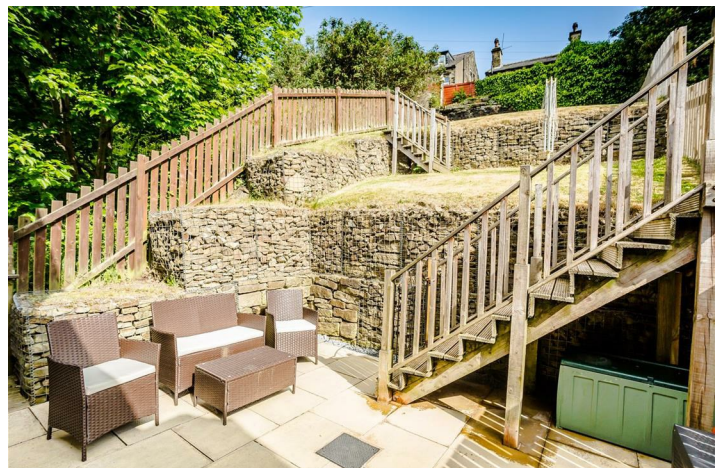
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map

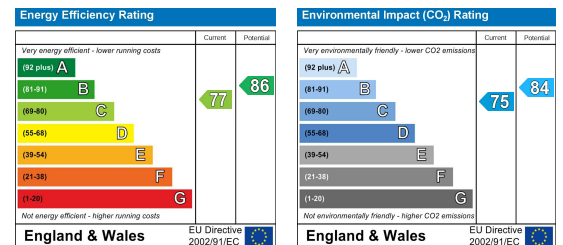


## Floor Plan

## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk