



PRIMITIVE ST

2 Primitive Street, Carlton, Wakefield, WF3 3QS

Auction Guide £50,000

bramleys

FOR SALE BY ONLINE AUCTION / GUIDE PRICE: £50,000  
(£5,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 28th April 2026

BIDDING ENDS: 12PM - Wednesday 29th April 2026

(\*Please ensure you create your auction account by 5pm on Friday 24th April 2026 with 2 forms of valid ID - if you intend to bid on the property. As we will need to request source of funds prior to bidding opening and also request the bidder deposit. Any registrations after this time, may not be authorised for bidding).

**\*ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING\***

This 1 bedroom, inner terraced property is situated in this popular semi-rural locality. The property does require an extensive programme of modernisation and improvement works, however on completion of these works the property would make an ideal home for either the first time buyer or investor buyer alike. Situated approximately 1.5 miles from the M62, the property is handily located for those wishing to commute to the major trading centres of West and South Yorkshire.

## GROUND FLOOR:

A timber and glazed external door gives access to:-

### Living Room

11'4" x 12'3" (3.45m x 3.73m)

Having a feature brick fireplace with heavy stone mantel above. There is a sealed unit double glazed window and a central heating radiator.

## FIRST FLOOR:

### Landing

### Kitchen

9'5" x 5'8" (2.87m x 1.73m)

Fitted with wall and base cupboards, a gas cooker point, stainless steel sink unit and sealed unit double glazed windows.

### Bathroom

9'6" x 5'4" max / 3'10" min (2.90m x 1.63m max / 1.17m min)

Having a sealed unit double glazed window and central heating radiator. Please note, all bathroom fittings have been removed.

## SECOND FLOOR:

### Bedroom

18'3" max / 14'10" min x 16'5" max (5.56m max / 4.52m min x 5.00m max)

With a central heating radiator, sealed unit double glazed window and feature brick chimney breast.

Please note, there is partial restricted roof height.

## OUTSIDE:

There is no outside space with the property.

## BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:- <https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf>

## FINANCE:

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

Bramleys require proof of funding within 24 hours of the auction ending, to show that you are financially qualified to purchase the property that you have successfully bid on.

## CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

## LEGALLY BINDING BID:

Any bids received through the online auction platform are legally binding and therefore cannot be withdrawn during the auction process.

If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.

Failure to complete on a purchase will result in financial penalties due to breach of contract. Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.

As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.

Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.

Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

### **BIDDER SECURITY / DEPOSIT:**

For this Lot, a Bidder Security of £5,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £5,000 at the end of the auction and this will be used as payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your bank/building society), however if the price goes above £50,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.

Failure to pay the remaining balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid.

The interest will be passed to the seller or persons entitled to it under the sales conditions.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

### **BUYERS PREMIUM/ADMINISTRATION FEE:**

The successful purchaser will be required to pay an auctioneers administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.

An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.

This payment goes direct to Bramleys LLP and is non-refundable.

### **EXTRA CHARGES:**

As per the auction contract, it states that the purchaser will pay £313.26 towards the Local Searches and this will be added to the final completion amount.

### **FINANCIAL PENALTIES:**

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

- 1) Loss of 10% deposit.
- 2) Loss of buyers premium.
- 3) Any and all costs for the Agents to re-list the property
- 4) The buyer will pay the difference in value, on resale of the property.

Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

### **VENDORS SOLICITORS:**

FAO: Flint Bishop Solicitors

2 The Embankment

Sovereign Street

Leeds

LS1 4BA

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Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

### **SOURCE OF FUNDS:**

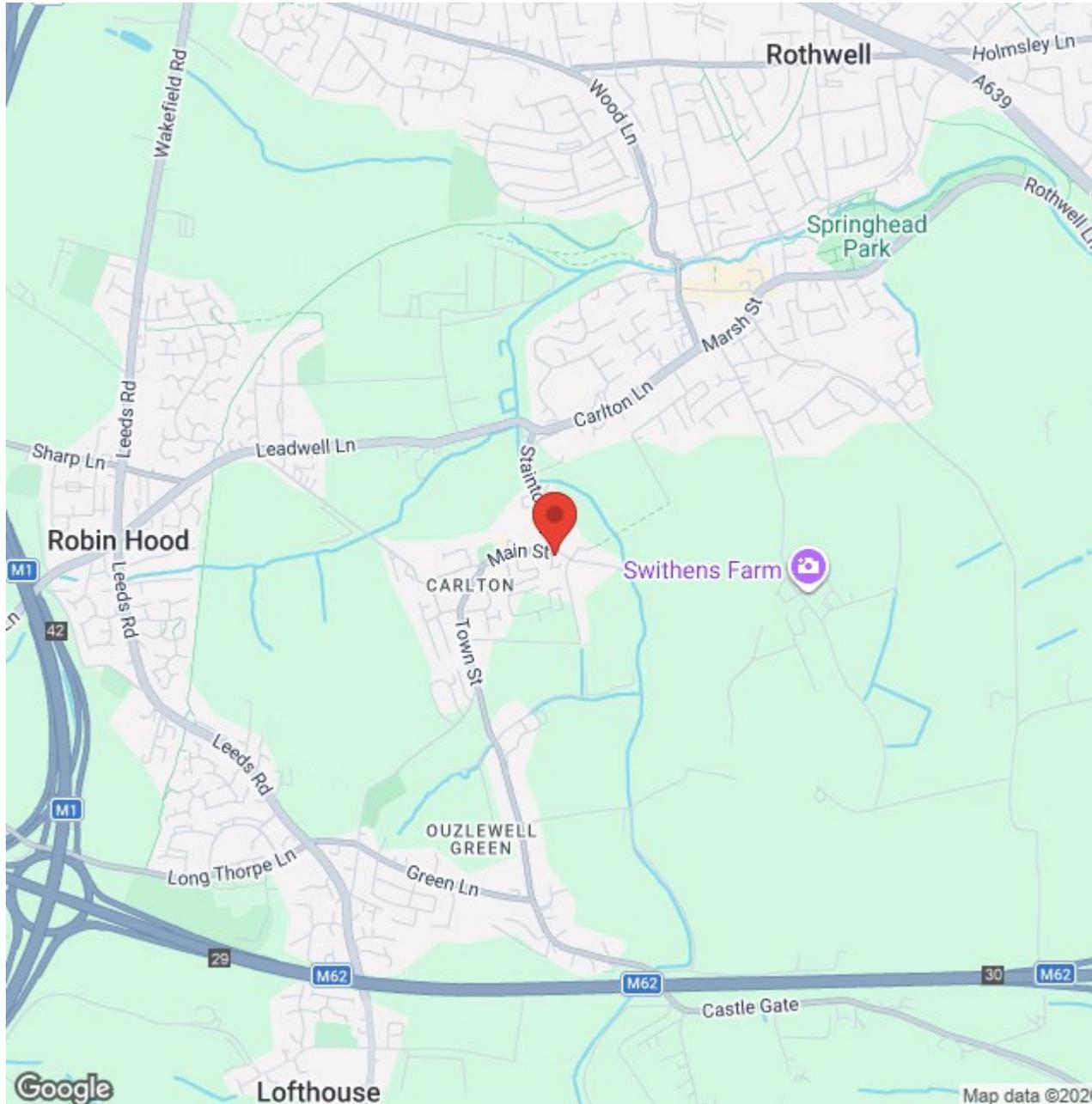
As per HMRC requirements, we are now legally obligated to request information from all bidders PRIOR to authorisation being granted to bid.

This is to confirm where the funds are coming from e.g. sale of another property, savings, investments, company accounts, inheritance, funds from third party, trust funds..etc

ALL persons involved within the transaction must be declared and must provide 2 forms of ID PRIOR to bidding taking place.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- FOR SALE BY ONLINE AUCTION
- GUIDE PRICE: £50,000
- BIDDER REGISTRATION & SOURCE OF FUNDS REQUIRED UPFRONT
- PROPERTY REQUIRES AN EXTENSIVE PROGRAMME OF MODERNISATION
- IDEAL FOR THE INVESTOR OR BUILDER ALIKE
- UNUSUAL PROPERTY WITHIN CARLTON
- INTERNAL VIEWING RECOMMENDED TO APPRECIATE THE POTENTIAL
- LEGAL PACK AVAILABLE THROUGH THE AUCTION PORTAL ON OUR WEBSITE

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

