



39 Wellington Street, Huddersfield, HD3 3EY

Auction Guide £75,000

bramleys

FOR SALE BY ONLINE AUCTION
GUIDE PRICE: £75,000 - £80,000

(£7,500 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 10th December, 2025

BIDDING ENDS: 12PM - Thursday 11th December, 2025

(*Please ensure you create your auction account by 5pm on Tuesday 9th December, with 2 forms of valid ID - if you intend to bid on the property.

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 stone built, 3 bedroom property has accommodation arranged across 4 levels and provides approximately 950sqft of living space (plus cellar).

Located on the second floor is a large bedroom (approx. 26'0" x 16'0") which provides versatile accommodation and offers potential to be reconfigured to create two bedrooms, or alternatively a substantial master bedroom with en suite. In addition, the property has a cellar with uPVC double glazed window and this could be converted to provide a dining kitchen (subject to local authority approval). With uPVC double glazing and situated in the popular residential area of Lindley, approximately 200 yards from Huddersfield Royal Infirmary, 1.5 miles from the town centre and a similar distance to both J.23 & J.24 of the M62. Only by a personal inspection can one truly appreciate this appealing development opportunity to create a fantastic family home, or alternatively an appealing investment opportunity to create a 3/4 bedroom property in this popular residential locality.



GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

With part panelled Lincrusta walls, feature molded corbels and an access door to the lounge.

Lounge

12'7" x 15'8" (3.84m x 4.78m)

A most spacious living room, having a uPVC double glazed window, feature stone fireplace with gas point and original built-in cupboards and drawer units.

Cellar Head Kitchen

6'10" x 4'7" (2.08m x 1.40m)

With a gas cooker point, inset stainless steel sink unit and a uPVC double glazed side access door. Steps descend to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

13'9" x 15'8" overall (4.19m x 4.78m overall)

With a ceramic sink unit, Yorkshire stone flagged flooring, uPVC double glazed window and additional storage area.

FIRST FLOOR:

Landing

Bedroom 1

12'0" x 12'6" (3.66m x 3.81m)

A spacious double bedroom which has a uPVC double glazed window.

Bedroom 2

7'10" x 6'5" (2.39m x 1.96m)

Situated to the front of the property, having a uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead Mira shower. There is also a uPVC double glazed window.

SECOND FLOOR:

Bedroom/Living Room

20'11" x 15'11" (max roof height 12'0") (6.38m x 4.85m (max roof height 3.66m))

A most spacious and versatile room. Fitted with a Velux window, eaves storage space, this room could be utilised as a master bedroom with en suite or could also provide 2 bedrooms if required (subject to any necessary building/planning consents).

OUTSIDE:

There is a small garden area to the front.

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 £7,500 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £7,500 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 £75,000 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 deposit 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.

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:

TBC - we are awaiting the contract pack, so this will be updated as soon as this is available.

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: Ramsdens

18 Lewisham Road

Slaithwaite

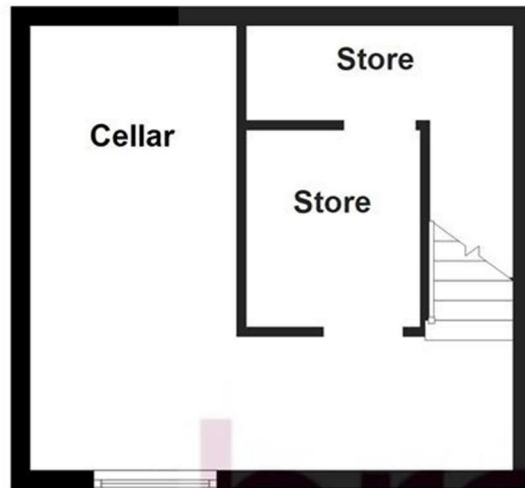
HD7 5AL

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.





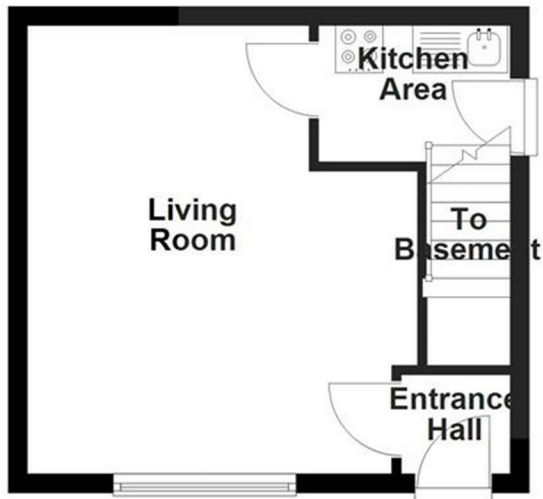
Basement



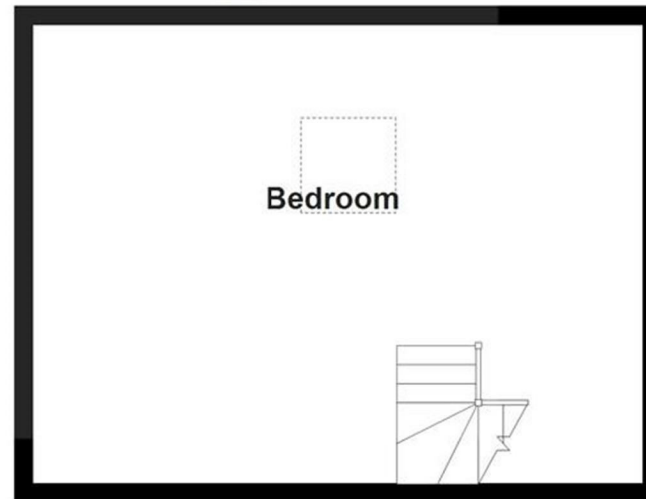
First Floor



Ground Floor



Second Floor



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

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

