



18a & 18b Church Street, Crosland Moor, Huddersfield, HD4 5DQ  
Auction Guide £70,000

**bramleys**



FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £70,000

(£10,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 13th August, 2025

BIDDING ENDS: 12PM - Thursday 14th August, 2025

(\*Please ensure you create your auction account by 5pm on Tuesday 12th August, 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 unusual front terraced back to back has been split into two dwellings and requires a programme of refurbishment. Having accommodation over 4 floor levels comprising (18a) front entrance and staircase to first floor kitchen and lounge with staircase rising to attic bedroom and en-suite bathroom. 18b has a separate access and comprises: ground floor lounge/studio bedroom with lower ground floor kitchen and bathroom. Situated in the popular residential area of Crosland Moor, which is ideal for access to Huddersfield town centre and a wide range of local amenities.

## 18a CHURCH STREET

### GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

#### Entrance Vestibule

Having a staircase rising to the first floor level.

### FIRST FLOOR:

#### Kitchen

8'8" x 7'4" (2.64m x 2.24m)

The kitchen has a range of wall and base units with stainless steel sink, electric hob, integrated oven and space for a washing machine, fridge and freezer. There is an electric wall heater and a uPVC double glazed window.

#### Lounge

15'0" x 9'5" (4.57m x 2.87m)

Having a uPVC double glazed window.

### SECOND FLOOR:

#### Attic Bedroom

14'11" x 11'2" (4.55m x 3.40m)

This spacious room has an electric wall heater, sky light window, loft hatch and access to the eaves.

#### En suite Bathroom

Having a bath with shower over and screen, wc and pedestal wash hand basin.

## 18b CHURCH STREET

### GROUND FLOOR:

A side entrance door from the passageway gives access to 18b.

## Studio bedroom/Living Space

15'1" max x 13'9" max (4.60m max x 4.19m max)

Having a staircase leading down to the kitchen and bathroom, 2 central heating radiators, wall light points, fitted robe to alcove and a uPVC double glazed window.

### LOWER GROUND FLOOR:

#### Kitchen

11'5" x 14'10" (3.48m x 4.52m)

The kitchen has wall and base units with working surfaces over, cupboard housing the central heating boiler, sink unit, electric cooking point with extractor hood above and space for a washing machine. There is a central heating radiator and two uPVC double glazed windows.

#### Bathroom

The bathroom is accessed from the kitchen and has a bath, wc, pedestal wash hand basin, laminate flooring, part tiled walls and a central heating radiator.

### OUTSIDE:

There is a flagged area to the front.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Manchester Road and at the traffic lights at Crosland Moor bear left onto Blackmoorfoot Road. Continue up the hill to the traffic lights at Park Road and take a left hand turning. Take the second left onto May Street and a right onto Church Street.

### 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 £10,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £10,000 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 £100,000 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 £145.25 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: Alan McNeil

Bailey Smailes Solicitors

6 New North Parade

Huddersfield

HD1 5JP

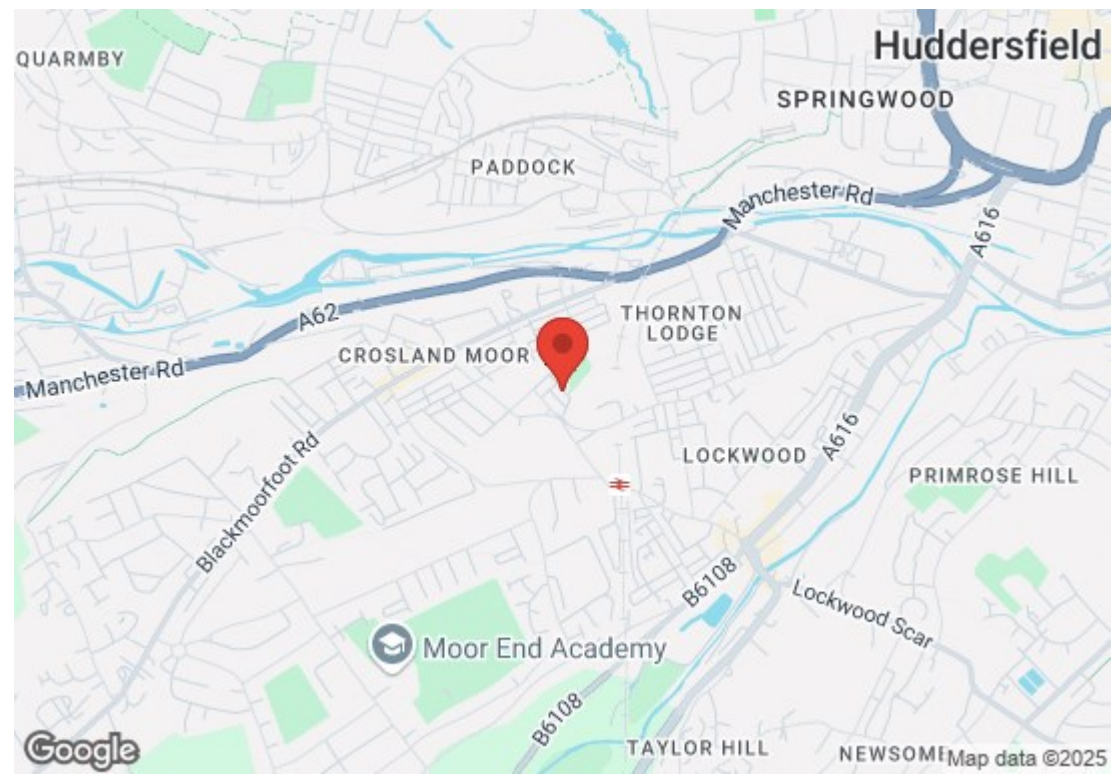
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Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.



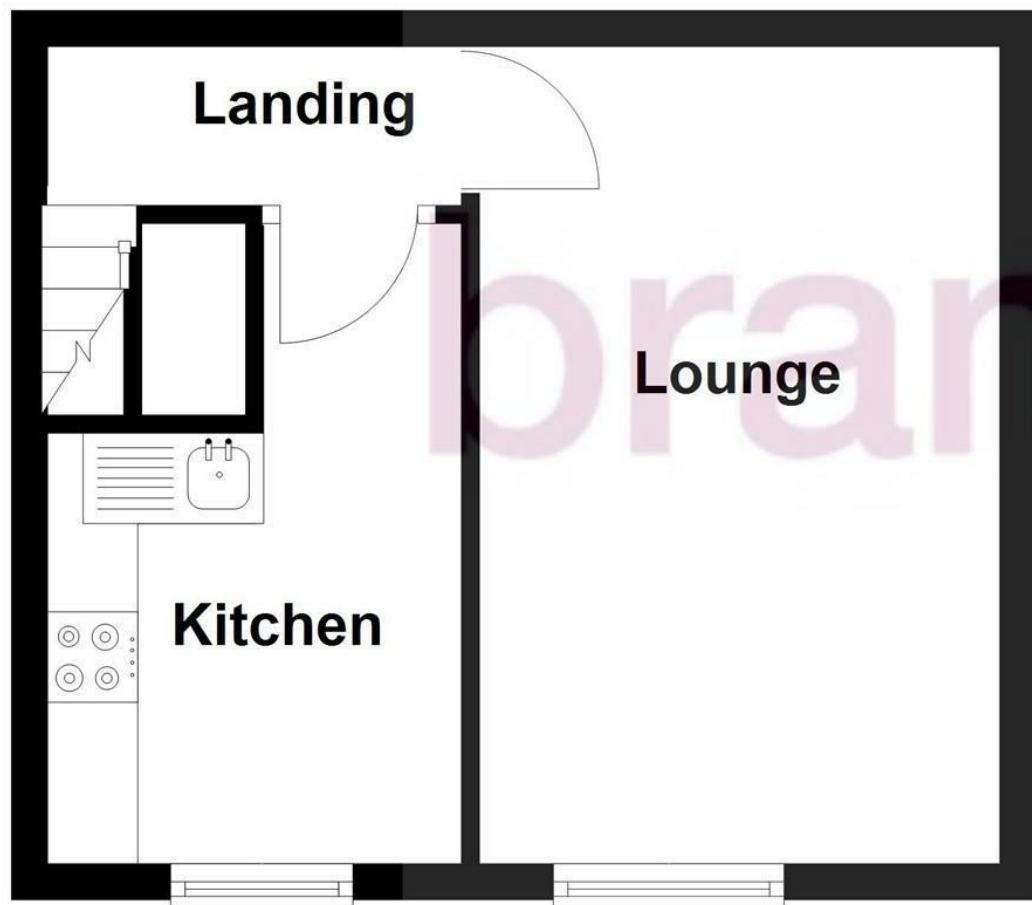






**18A Church Street**

**First Floor**



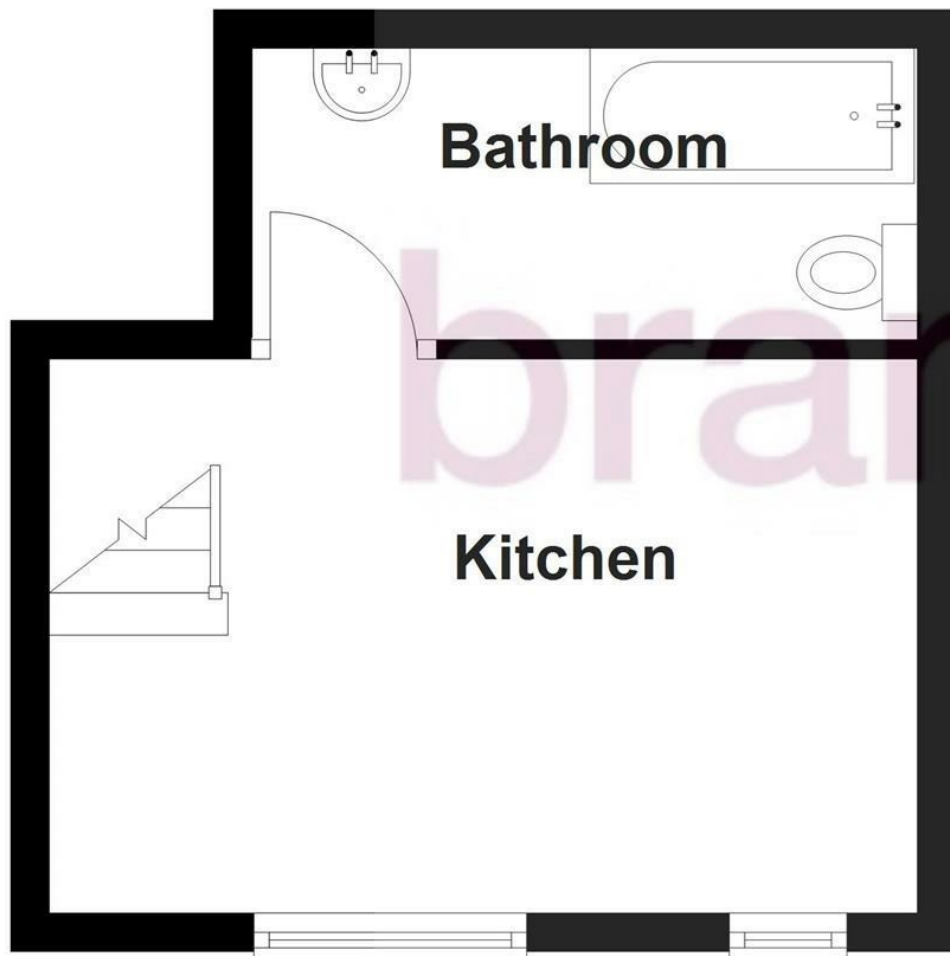
**Second Floor**



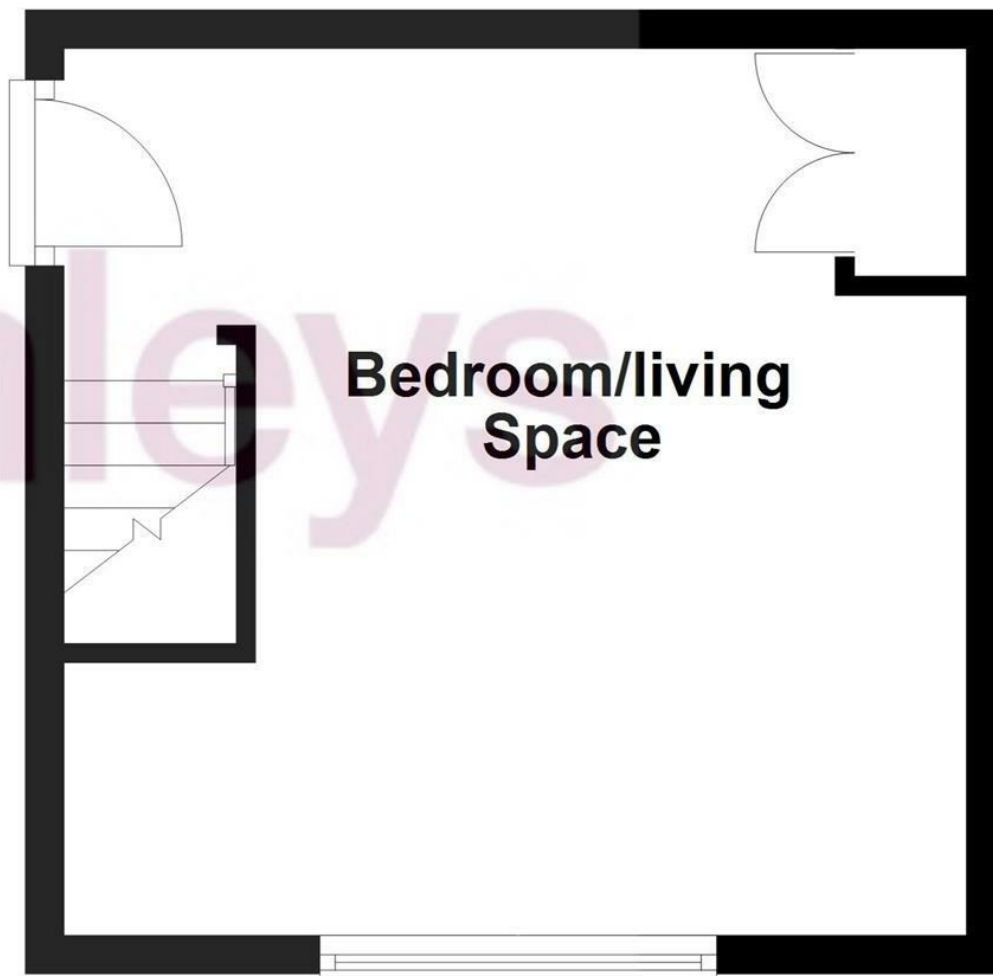


# 18B Church Street

## Lower Ground Floor



## Ground Floor



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

