



110 Tolson Crescent, Huddersfield, HD5 9TY

Auction Guide £95,000

**bramleys**

FOR SALE BY ONLINE AUCTION / GUIDE PRICE: £95,000  
(£9,500 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 1st July, 2026

BIDDING ENDS: 12PM - Thursday 2nd July, 2026

(\*Please ensure you create your auction account by 5pm on Thursday 25th June 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\***

Offered to the market with vacant possession and no upper chain, this three-bedroom semi-detached property occupies a generous plot in the popular area of Dalton.

Requiring modernisation and cosmetic uplift, the property presents an excellent opportunity for buyers looking to create a home to their own taste. With scope to extend (subject to the necessary planning permissions), the generous plot offers fantastic potential for further development.

The accommodation is well-proportioned and would suit a wide range of buyers, including first-time buyers, families, and investors alike.

Externally, the property benefits from gardens to three sides, providing ample outdoor space and further enhancing its potential.

Ideally located, the home is conveniently positioned close to local amenities, reputable schools, and excellent commuter links, making it a practical and desirable choice.

Early viewing is highly recommended to appreciate the opportunity on offer.



## GROUND FLOOR:

### Entrance Porch

With uPVC double glazed windows and a door providing access into the entrance hall.

### Entrance Hall

Providing access to the living room and dining kitchen, and there are stairs leading up to the first floor landing.

### Dining Kitchen

18'11 x 10'1 max (5.77m x 3.07m max)

Kitchen area: Having a range of units with laminate work surfaces over, a sink and drainer with tiling to the splashbacks, space and plumbing for a washing machine or dishwasher. There are two double glazed windows, one to the side and one to the rear elevation, an external door leading to the rear and the room benefits from a useful pantry cupboard and an understairs storage cupboard. The boiler is also found here.

Dining area: With a central heating radiator and a uPVC double glazed window to the front elevation.

### Living Room

14'11 x 10'8 (4.55m x 3.25m)

A spacious room enjoying light from both the front elevation via a uPVC double glazed bay window and the rear elevation, via a uPVC double glazed window. There is a central heating radiator and a decorative mantel and surround.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the rear elevation and a useful storage cupboard.

### Bedroom

13'10 max x 9'1 (4.22m max x 2.77m)

A spacious room having a central heating radiator, access to the loft via a loft hatch and a uPVC double glazed bay window to the front elevation.

### Bedroom

10'1 x 7'3 (3.07m x 2.21m)

Having a central heating radiator, a useful built in wardrobe and a uPVC double glazed window to the side elevation.

### Bedroom

10'1 x 6'7 (3.07m x 2.01m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

A three piece suit comprising of a low flush W.C, pedestal wash hand basin and a panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator and uPVC double glazed obscure window to the rear elevation.

## OUTSIDE:

Front Elevation: To the front of the property, a flagged pathway leads to the entrance porch. The garden is predominantly laid to lawn and extends to the side.

Rear Garden: To the rear, there is a particularly spacious garden, mainly laid to lawn. The garden also provides access to a built-in external storage area.

## 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 & SOURCE OF FUNDING:

HMRC require Estate Agents to ensure source of funding is provided by all those wishing to bid on an online auction. This is done to ensure that the funds being used are legitimate and are not subject to money laundering. Therefore, all registered bidders will be provided with a source of funding form to complete and evidence will be requested e.g. bank statements, sale completion letters, accountant letters, business accounts, ID and bank statements for additional parties who are lending funds....etc to prove where the funds are from and how long they have been held for. Any person who does not wish to provide this, are advised they will not be authorised to bid.

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).

## 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 £9,500 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £9,500 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 £95,000 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.

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 £250 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: Ramsdens  
18 Lewisham Road  
Slaithwaite  
HD7 5AL.

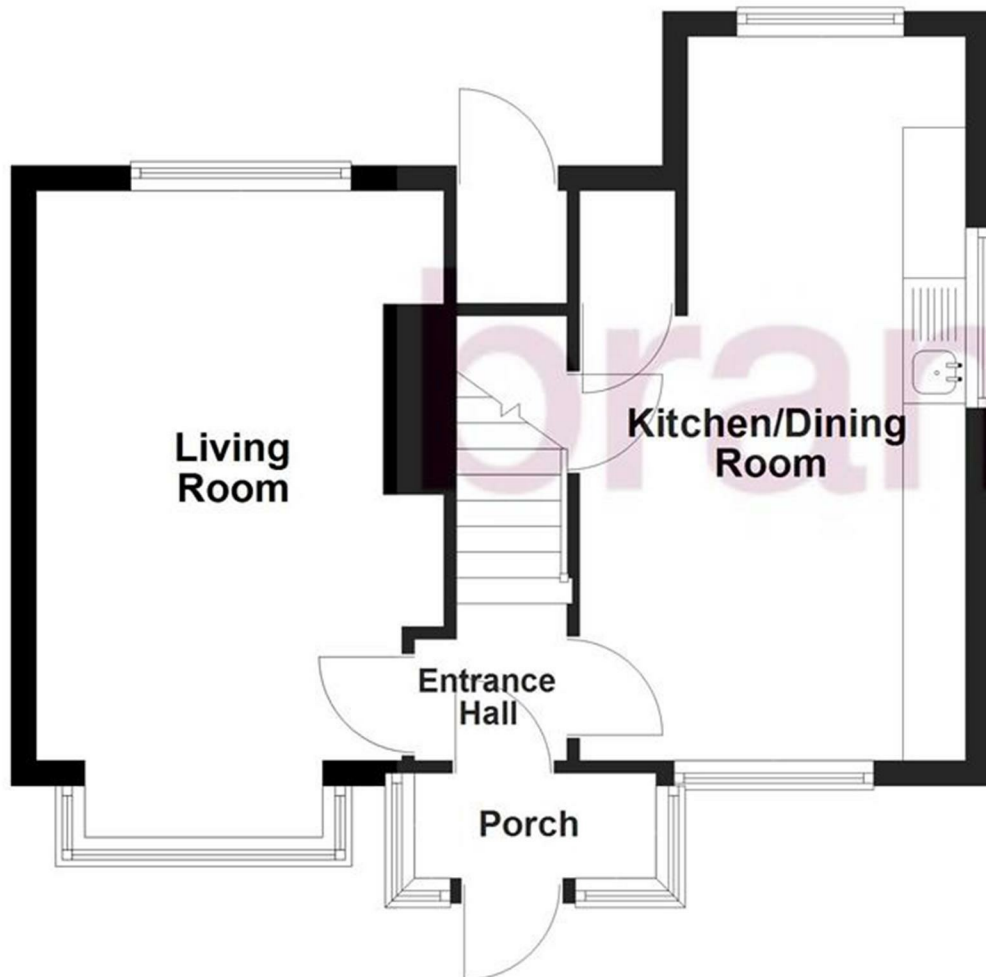
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Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.





## Ground Floor



## First 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

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>		70	78
(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 	

Huddersfield | Halifax | Elland | Mirfield

