



19 Roslyn Avenue, Netherton, Huddersfield, HD4 7EW
Auction Guide £180,000

bramleys



FOR SALE BY TRADITIONAL AUCTION METHOD - ANY ACCEPTED OFFER WILL NEED TO COMPLETE WITHIN 4 WEEKS

This 3 bedroom semi-detached family home is situated on this sought after cul-de-sac with a superb rear garden which enjoys lovely views.

The house features two reception rooms with the lounge taking full advantage of the rural views, kitchen, two piece bathroom, separate WC and 3 good bedrooms (2 doubles 1 single).

Also benefitting from useful additional space underneath the footprint of the main house which is currently used as an occasional bedroom with kitchen and WC/wet room. There is also ample off road parking, by way of a driveway and the attached garage has a large store room underneath with access to an additional storage area.

Energy Rating: D



GROUND FLOOR:

Dining Room

12'8 x 11'6 (3.86m x 3.51m)

A uPVC entrance door gives access to the dining room which has a uPVC double glazed window to the front, a central heating radiator, double glazed doors to the lounge and access to the kitchen.

Lounge

19'7 x 11'10 (5.97m x 3.61m)

This spacious reception room has two large uPVC double glazed windows which enjoy rural views over garden, there is a fireplace and a central heating radiator.

Kitchen

8'1 x 9'8 ext to 11'0 max (2.46m x 2.95m ext to 3.35m max)

The kitchen has an understair store cupboard and further additional built in cupboard together with a range of wall and base units with working surfaces over, electric cooker point, space for a tall fridge freezer, stainless steel sink unit, a central heating radiator and two uPVC double glazed windows.

Attached Garage

20'8 x 8'5 (6.30m x 2.57m)

The garage has a timber access door to the front, two uPVC double glazed windows to the side and rear and stairs leading down to the store room and additional space underneath the house.

LOWER GROUND FLOOR:

Store Room

20'8 x 8'5 (6.30m x 2.57m)

This useful space stretches the full length and width of the garage and gives access to a further store room underneath the main house and additional living space.

Additional Room

20'1 x 11'11 (6.12m x 3.63m)

This useful space is currently utilised as an occasional bedroom with kitchen, wc/wet room. Ideal for a teenager requiring their own space. There is a uPVC double glazed window, a central heating boiler and external door leading to the rear garden. Please note this additional space does not have building regulation approval.

FIRST FLOOR:

Landing

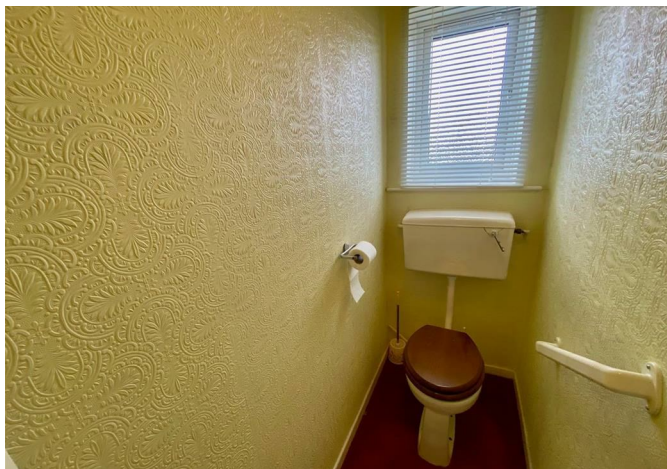
The landing has built in storage, loft access and a uPVC double glazed window to the side which enjoys distant rural views.

Bedroom 1

10'4 to robe doors x 12'8 (3.15m to robe doors x 3.86m)

A double room which has fitted robes and built in storage cupboard, there is a central heating radiator and a uPVC double glazed window.





Bedroom 2

11'0 x 11'10 (3.35m x 3.61m)

Another good double room which has a central heating radiator and uPVC double glazed window which enjoys rural views over the garden.

Bedroom 3

9'8 x 7'4 (2.95m x 2.24m)

This comfortable single bedroom has a uPVC double glazed window.

Bathroom

The bathroom has a two piece coloured suite comprising bath with mixer tap shower attachment, wash hand basin, part tiled walls and a uPVC double glazed window.

WC

Having a separate WC and uPVC double glazed window.

OUTSIDE:

To the front of the property, there is a paved driveway which provides off road parking, together with a lawned garden with hedgerow border. Steps to the side lead down to the rear, where there is a larger than average lawned garden which is an ideal space for young children to play safely with fencing and hedging on the perimeter. There are also raised walled planted flower beds. The garden is a real feature of the property and must be viewed to fully appreciate.

SPECIAL NOTE:

Please note the lower ground floor does not have building regulation approval.

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.

DIRECTIONS:

Leave Huddersfield via Chapel Hill to the traffic lights at Foley Hall. Continue straight ahead at the traffic lights at Lockwood Bar onto Meltham Road, proceeding for approximately 2 1/2 miles into the village of Netherton. Take a right hand turning into Chapel Street and proceed up the hill taking a left hand turn at the T-junction onto Roslyn Avenue where the property is located.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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.

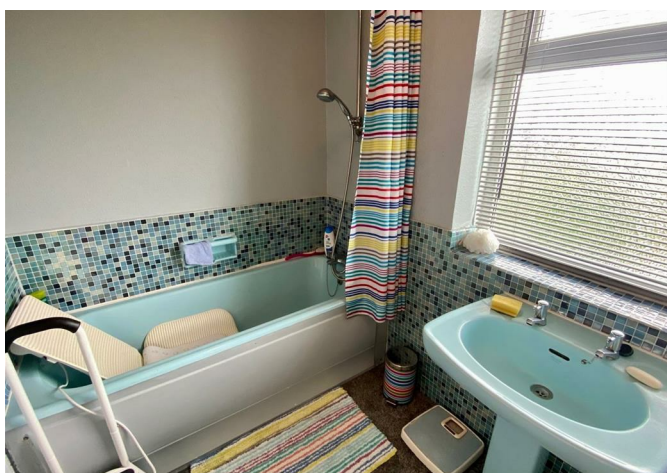
Failure to complete on a purchase will result in financial penalties due to breach of contract.

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 £18,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £18,000 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 £180,000 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 the following:-

The Buyer shall pay to the Seller by way of reimbursement on the Agreed Completion Date the costs (including VAT where applicable) which the Seller has incurred or will incur in obtaining the following relating to the Property: -

- Contribution towards the Seller's Legal Costs and disbursements in the sum of £900.00 plus VAT
- The cost of all searches carried out relating to the Property in the sum of £342.32

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:-

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

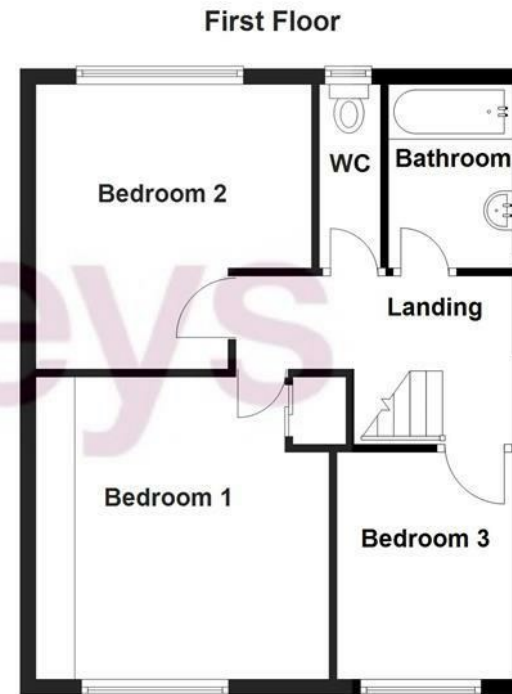
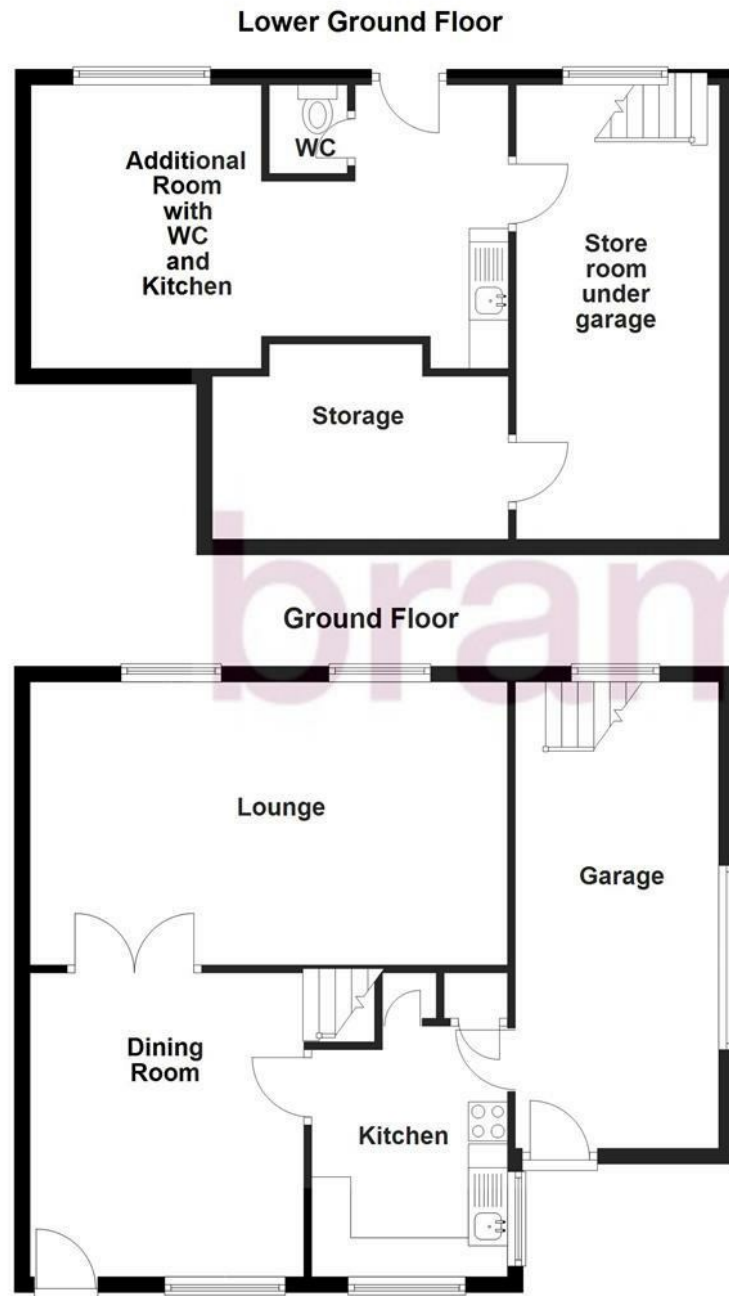
Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

FAO: Ridley & Hall
Queens House, 30 Market Street
Huddersfield

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.





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		
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

