



32 Coule Royd, Huddersfield, HD5 9RN
Auction Guide £90,000

bramleys



FOR SALE BY ONLINE AUCTION - CASH BUYERS ONLY

GUIDE PRICE: £90,000

(£9,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Tuesday 9th June, 2026

BIDDING ENDS: 12PM - Wednesday 10th June, 2026

(*Please ensure you create your auction account by 5pm on Thursday 4th 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

This 3 bedroom, semi detached property is situated in this popular residential locality which is approximately 2 miles from Huddersfield town centre.

Requiring a programme of modernisation and improvement works, the property provides accommodation which briefly comprises:-
entrance, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom.

Fitted with uPVC double glazing and gardens to both the front and rear, the property would make an ideal purchase for an owner occupier or investor buyer alike.



GROUND FLOOR:

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

Entrance Hall

Which provides access to:-

Lounge

13'6" x 11'5" (4.11m x 3.48m)

With a uPVC double glazed window, fitted gas fire and 2 wall light points.

Dining Room

11'2" x 10'5" (3.40m x 3.18m)

With a wall mounted gas heater, uPVC double glazed window and an access door which leads through to the dining kitchen.

Dining Kitchen

12'9" max x 10'5" max (3.89m max x 3.18m max)

Fitted with a range of base units, inset stainless steel sink with mixer taps and side drainer, plumbing for a washing machine, electric cooker point, uPVC double glazed window and side access door.

FIRST FLOOR:

Landing

Fitted with a gas wall heater and uPVC double glazed window.

Bedroom 1

13'10" x 12'10" (4.22m x 3.91m)

With a uPVC double glazed window and built-in store cupboard.

Bedroom 2

13'10" x 10'6" (4.22m x 3.20m)

Located to the rear of the property, having a uPVC double glazed window.

Bedroom 3

9'6" max x 7'9" inc bulkhead (2.90m max x 2.36m inc bulkhead)

With a uPVC double glazed window.

Bathroom

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

OUTSIDE:

There are gardens to both front and rear, which are predominantly lawned.

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 £9,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £9,000 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 £90,000 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 £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.

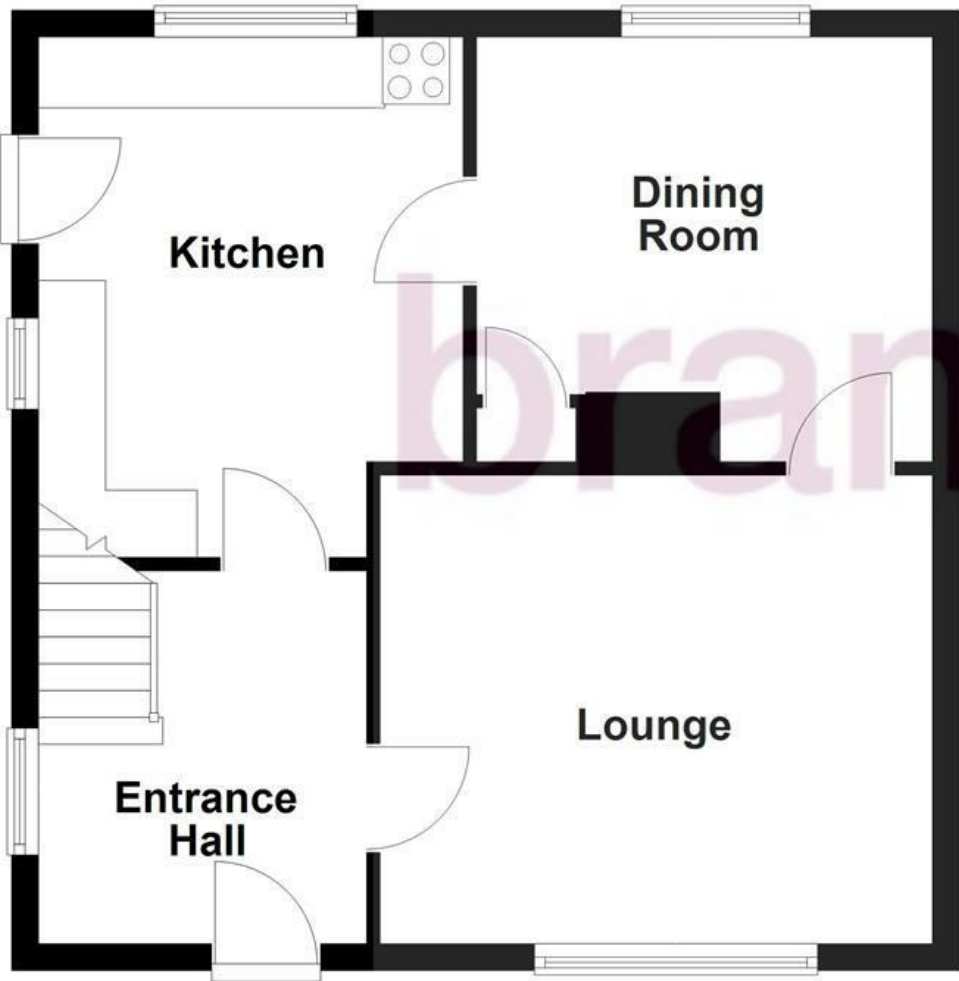
VENDORS SOLICITORS:

FAO: Ramsdens
18 Lewisham Road
Slaitwaite
HD7 5AL.

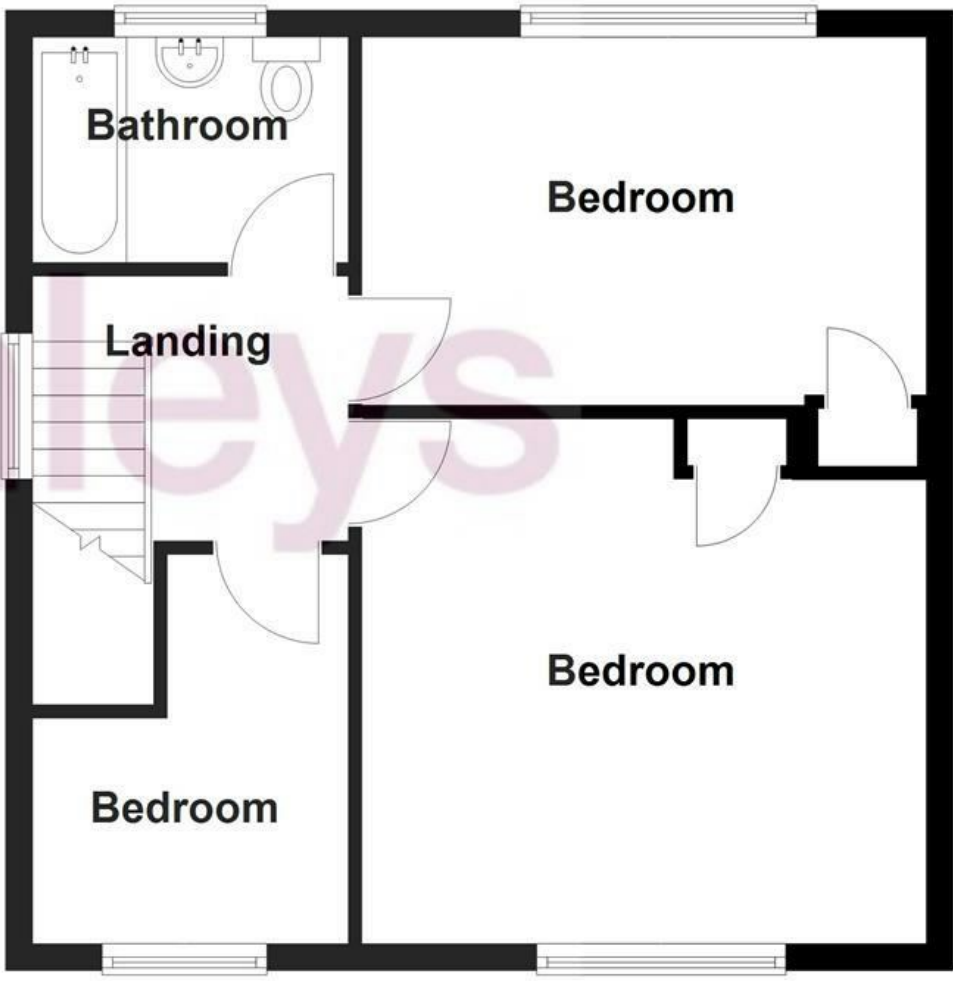
Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.



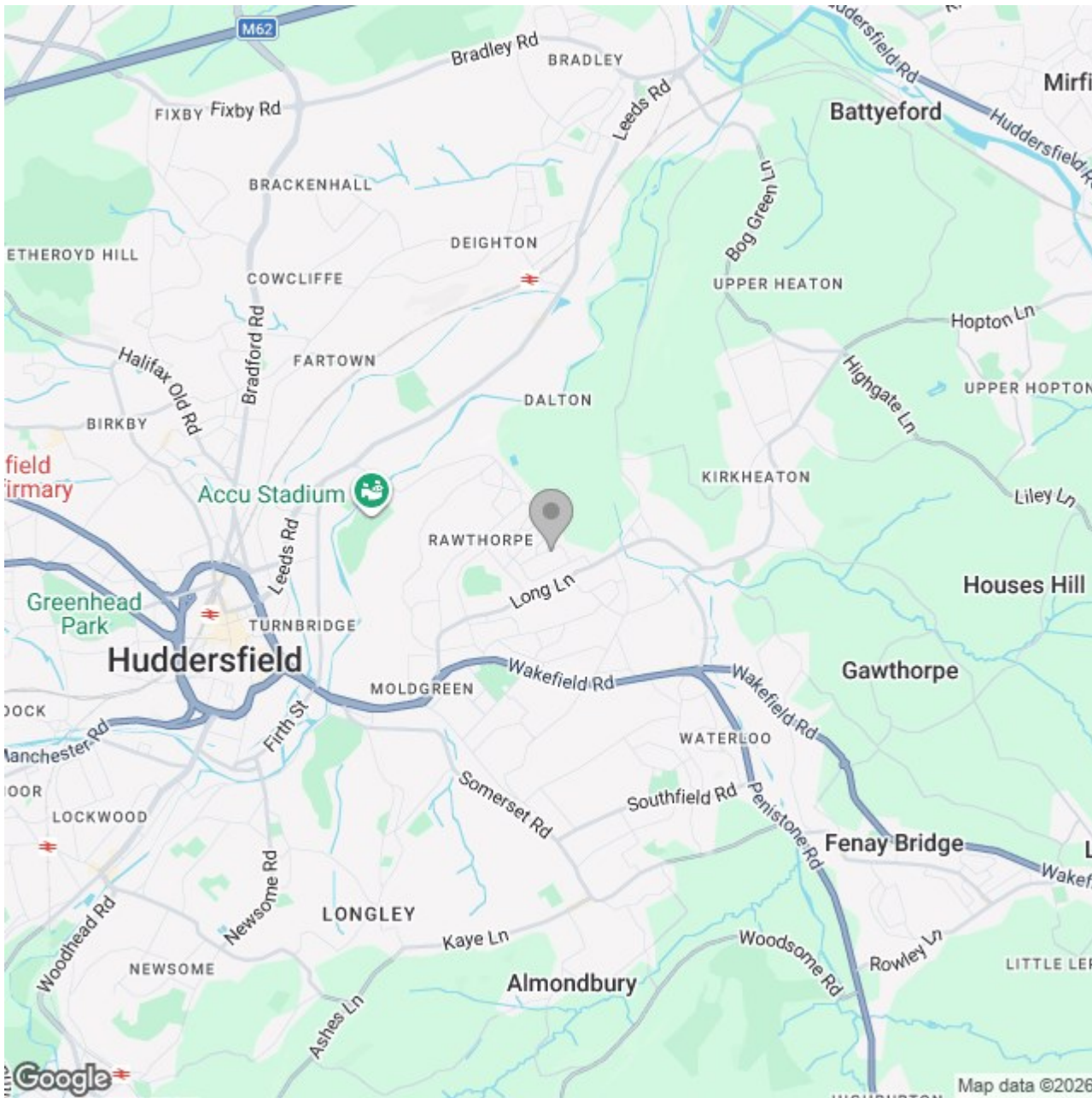
Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(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

