



28A Hawthorne Terrace, Crosland Moor, Huddersfield, HD4 5RP

Auction Guide £40,000

**bramleys**

FOR SALE BY ONLINE AUCTION

GUIDE PRICE: £40,000

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

BIDDING OPENS: 12PM - Tuesday 4th June, 2024

BIDDING ENDS: 12PM - Wednesday 5th June, 2024

(\*Please ensure you create your auction account with 2 forms of ID and pay your £10,000 deposit by 5pm on Tuesday 4th June - 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, double fronted, back to back terraced property is situated on the outskirts of Huddersfield town centre, with access to amenities nearby and local transport links, the property would ideally suit the buy-to-let investor.

The property does require a programme of modernisation and improvement works, but does have uPVC double glazing and gas fired central heating.

Energy Rating: E



## GROUND FLOOR:

Enter through the side of the property into the entrance hall.

### Entrance Hall

With door giving access to the lounge.

### Lounge

11'9" x 15'0" (3.58m x 4.57m)

With deep sunk skirting boards, gas and coal effect living flame fire, central heating radiator and a uPVC double glazed window.

### Kitchen

15'2" x 8'10" (4.62m x 2.69m)

Having wall and base cupboards, gas cooker point, inset stainless steel sink unit, central heating radiator and boiler.

## FIRST FLOOR:

### Landing

With a central heating radiator.

### Bedroom 1

15'0" x 10'4" inc wardrobes (4.57m x 3.15m inc wardrobes)

With fitted 8 door wardrobes, central heating radiator and uPVC double glazed window.

### Bedroom 2

12'2" x 8'9" (3.71m x 2.67m)

Having 2 uPVC double glazed windows, built-in store cupboards and a central heating radiator.

## Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There are also fully tiled walls.

## OUTSIDE:

The property has a small yard 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:

The auction legal pack shows that the property is:-

Leasehold 999 years from 1 January 1907 / Ground Rent : £1.14s.0d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to bidding on the property.

## 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 is required prior to the auction starting on Tuesday 4th June at 12pm (please ensure your account is authorised to spend this amount in one transaction through your bank/building society). This money will be held by Bramleys until the end of the auction sale. The successful bidder's deposit of £10,000 will be sent to the sellers solicitors and the amount paid will be deducted from the final sales balance.

All unsuccessful bidders deposits will be refunded straight away after the auction ends, please note this money can take up to 7 days to go back into the account (depending upon bank/building society).

## 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:

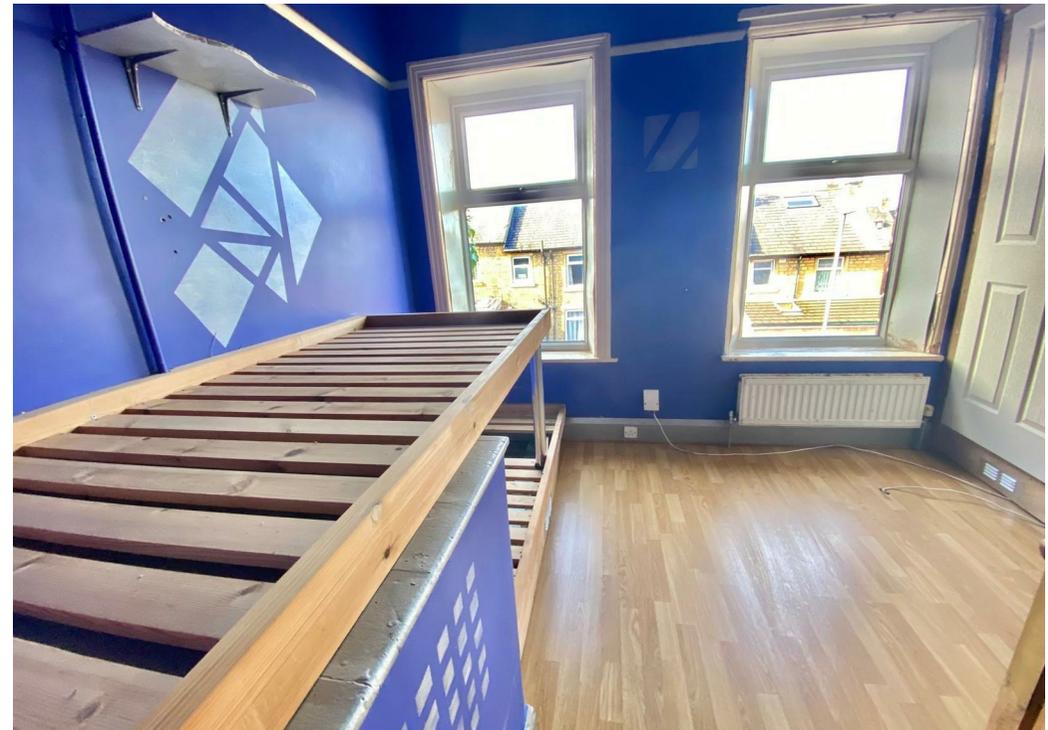
As per the auction contract, it states that the purchaser will pay £400 towards the vendors legal costs and this will be added to the final completion amount.

### FINANCIAL PENALTIES:

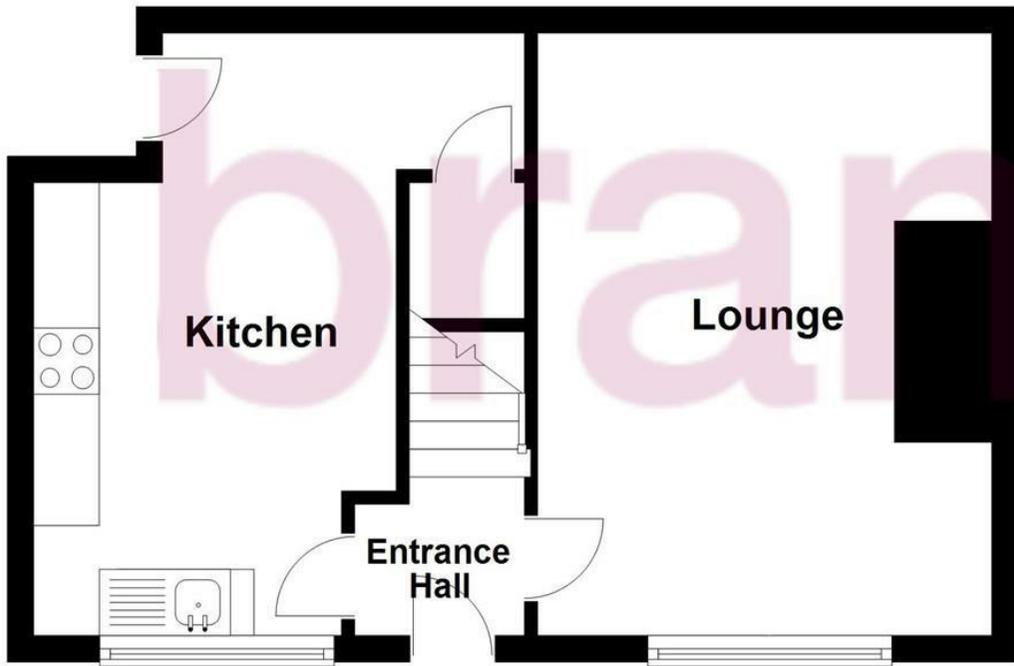
Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

- 1) Loss of deposit paid to Bramleys
- 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.

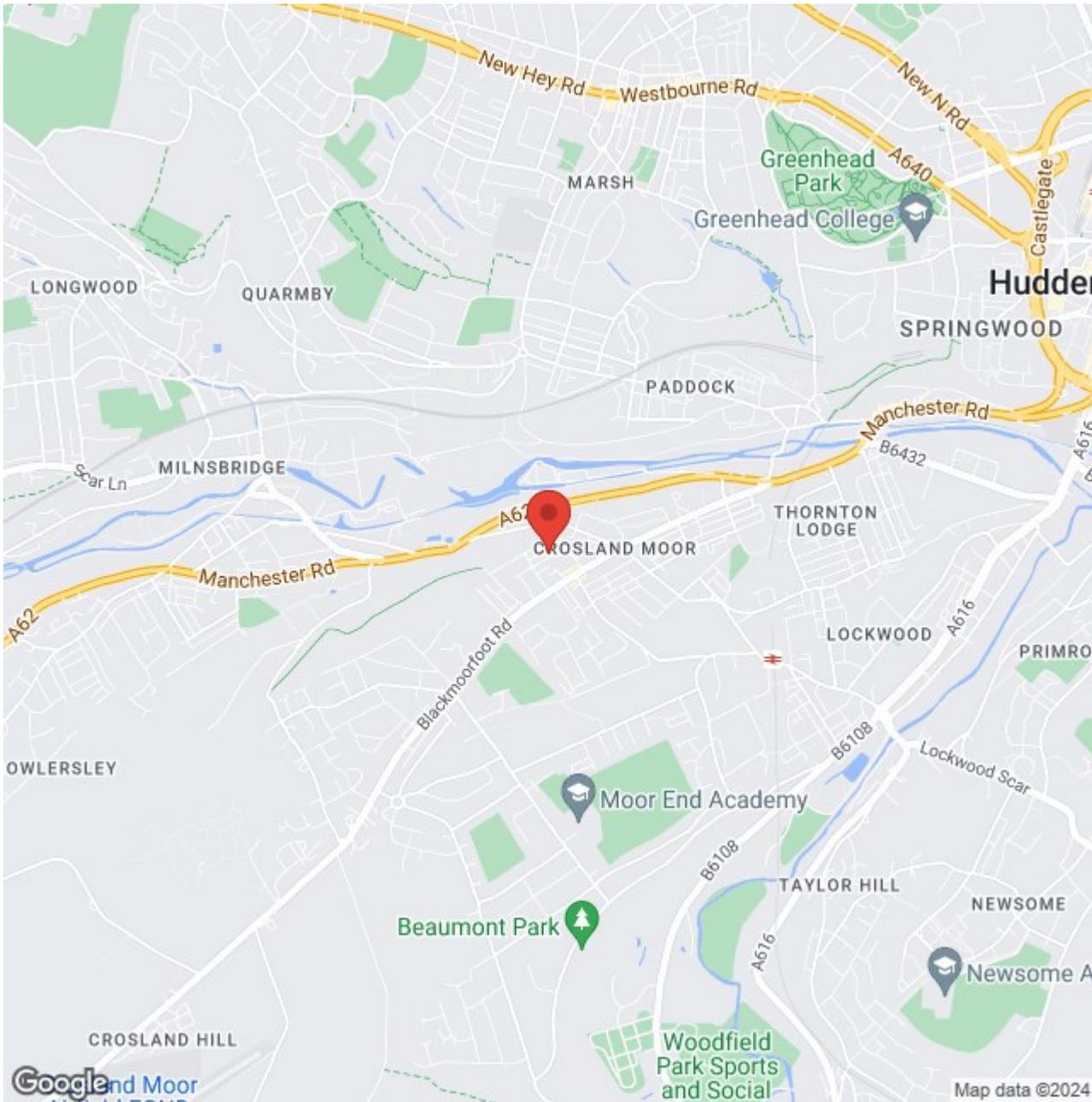


## Ground Floor



## First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(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	

**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.