



95 Yews Hill Road, Lockwood, Huddersfield, HD1 3SG  
Auction Guide £125,000

**bramleys**

FOR SALE BY ONLINE AUCTION

BIDDING OPENS: 12PM - Tuesday 22nd November, 2022

BIDDING ENDS: 12PM - Wednesday 23rd November, 2022

Bramleys are pleased to offer this spacious 3 bedroom property for sale. With gardens to 3 sides and 2 reception rooms, the property provides the discerning buyer with the potential to create an ideal family home. Situated within Lockwood, the property has access to the amenities nearby, Lockwood train station and transport links to Huddersfield town centre. An internal inspection is required to appreciate the size, position and potential this auction property has to offer.

Energy Rating: D



#### GROUND FLOOR:

Enter the property via a timber entrance door with leaded and stained glass panel into:-

#### Entrance Hall

Where there is a central heating radiator and a built-in under stair store cupboard.

#### Lounge

12'0" x 11'3" (plus square bay window) (3.66m x 3.43m (plus square bay window))

Fitted with a large square bay window to the front elevation with leaded and stained glass, a marble hearth and backcloth with fire surround and mantel, ceiling coving and central heating radiator.

#### Dining Room

11'0" x 11'7" (3.35m x 3.53m)

There is a gas and coal effect living flame fire set into a marble hearth and backcloth, central heating radiator and sealed unit double glazed window to the rear.

#### Kitchen

8'5" x 5'4" (2.57m x 1.63m)

Fitted with a range of base and wall cupboards with laminated working surfaces, an inset stainless steel sink unit with mixer taps and side drainer, plumbing for an automatic washing machine, electric cooking point, uPVC double glazed window and a rear access door.

#### FIRST FLOOR:

#### Landing

There is spindle rail balustrading.

#### Bedroom 1

12'0" x 10'6" (3.66m x 3.20m)

Situated to the front of the property and fitted with a central heating radiator, cast iron Victorian style fireplace and built-in store cupboard.

#### Bedroom 2

11'10" x 10'5" (3.61m x 3.18m)

Situated to the rear of the property with views to Castle Hill, a cast iron Victorian style fireplace and a built-in store cupboard.

#### Bedroom 3

8'5" x 6'2" (2.57m x 1.88m)

There is a sash window to the front.

#### Wet Room

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and fully tiled shower cubicle housing the Mira shower. There is a sealed unit double glazed window and central heating radiator.

#### OUTSIDE:

The property is situated on a generous corner plot with gardens to both front and rear. The side garden has the potential for an extension subject to the local authority approvals.

#### 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 on the A62 Manchester Road passing through the traffic lights at Thornton Lodge. Take a left hand turning into Thornton Lodge Road, continue along this road to its conclusion and take a right onto Yews Hill Road where the property can be identified by our Bramleys Auction board.

#### TENURE:

Leasehold - Term: 999 years from 25/03/1927 Rent: £3 per annum (confirmed within the legal pack)

We would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

#### COUNCIL TAX BAND:

Band A

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### 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>

#### 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 (information below). Failure to complete on a purchase will result in financial penalties due to breach of contract.

#### CONTRACT PACK:

Once the legal pack becomes available to view online, a link will be emailed across to the registered party.

#### 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.

#### VENDORS SOLICITORS:

FAO: Belinda Swain

Jordans Solicitors

7A Wellington Rd

Dewsbury

WF13 1HF

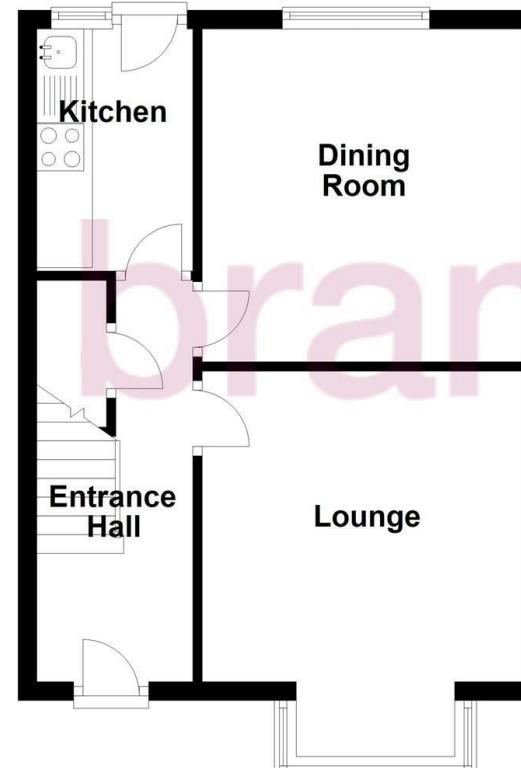
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Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

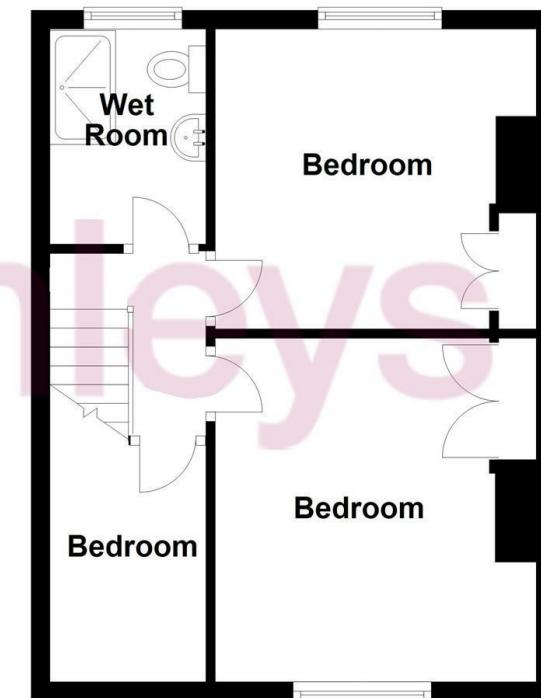
#### EXTRA CHARGES:

Under S.12 of the auction legal contract which is within the legal pack online, the sellers solicitors have included the following additional costs 'On completion the Buyer will pay to the Seller a contribution to the Sellers legal fees in the sum of £1242 and pay for the searches in the sum of £198.04.'

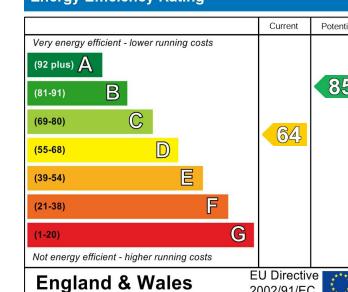
## Ground Floor



## First Floor



#### Energy Efficiency Rating



#### 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