



1 Hanging Royd, Golcar, HD7 4JJ
Auction Guide £130,000

bramleys



FOR SALE BY ONLINE AUCTION - CASH BIDDERS ONLY

BIDDING OPENS: 12PM - Tuesday 22nd August, 2023

BIDDING ENDS: 12PM - Wednesday 23rd August, 2023

(*Please ensure you create your auction account by 5pm on Tuesday 22nd August, with 2 forms of valid ID - if you intend to bid on the property. Any registrations after this time, may not be authorised for bidding).

Bramleys Auction Online

<https://www.bramleys.com/results-gallery.php?s=auctions>

GRADE II LISTED - NO UPPER CHAIN - VIEWING ESSENTIAL

This 3 bedroom, semi detached cottage offers an ideal home for either the first time buyer or young family alike. Situated in the sought after residential area of Wellhouse, the property has good access links to both Golcar and Linthwaite , together with Slaithwaite which also has rail links to Manchester and Leeds.

Providing stone mullion timber framed windows, gas fired central heating and a modern fitted kitchen and bathroom. Externally there is a yard area to the front and parking space to the side.

The property is well worthy of an internal viewing to appreciate the deceptive space and quiet location this property has to offer.

Energy Rating: E



GROUND FLOOR:

Enter the property via a timber external door.

Entrance Hallway

Lounge

15'8" x 14'0" (4.78 x 4.27)

Having an inglenook style fireplace, 2 wall light points, exposed ceiling beams and stone mullion, timber framed windows.

Kitchen

11'6" x 10'0" (3.51 x 3.05)

Having a range of matching wall and floor units with a range of integrated appliances including gas hob with overhead extractor fan and light, in-built oven and dishwasher. There is plumbing for an automatic washing machine, inset stainless steel sink unit, feature exposed stone walling, central heating radiator and sealed unit, timber framed mullion windows.

FIRST FLOOR:

Landing

Bedroom 1

11'0" x 10'0" (3.35 x 3.05)

Having a central heating radiator and stone mullion, timber framed windows.

Bedroom 2

10'9" x 9'6" (3.28 x 2.90)

Having a central heating radiator and stone mullion, timber framed windows.

Bathroom

Furnished with a four piece suite comprising a low flush wc, wash basin, panelled bath and fully tiled shower cubicle. There is a chrome ladder style radiator and timber framed mullion window

SECOND FLOOR:

Landing

Bedroom 3

18'4" x 11'8" (5.59 x 3.58)

Having a feature exposed stone wall, exposed ceiling beams and timber framed window.

OUTSIDE:

To the front of the property there is a small yard area and parking space to the side of the property.

PLEASE NOTE

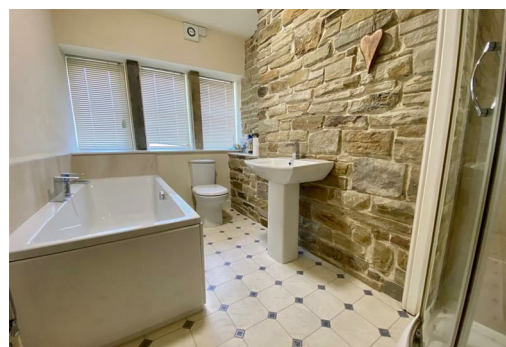
There is a Well in the cellar. A pump has been recently installed.

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 via Manchester Road (A62) passing through the traffic lights at Longroyd Bridge continue along the main road towards Milnsbridge. Take the right hand fork into Britannia Road towards Milnsbridge. As you approach the one way system take the right hand lane and follow round to the right hand side into the centre of Milnsbridge. At the traffic lights in the centre of Milnsbridge take the left hand turning into Scar Lane follow this road and after approximately one mile take the left hand fork into James Street, follow this road continuing down the hill taking the sweeping left hand bend into Share Hill, climb up the hill and at the brow of the hill before the road narrows the property will be found immediately on your left hand side.



TENURE:

Freehold

COUNCIL TAX BAND:

Band B

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>

CONTRACT PACK:

The contract 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.

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.

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 do this, can cause the auction contract to be breached, meaning a loss of the deposit and further legal charges.

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.

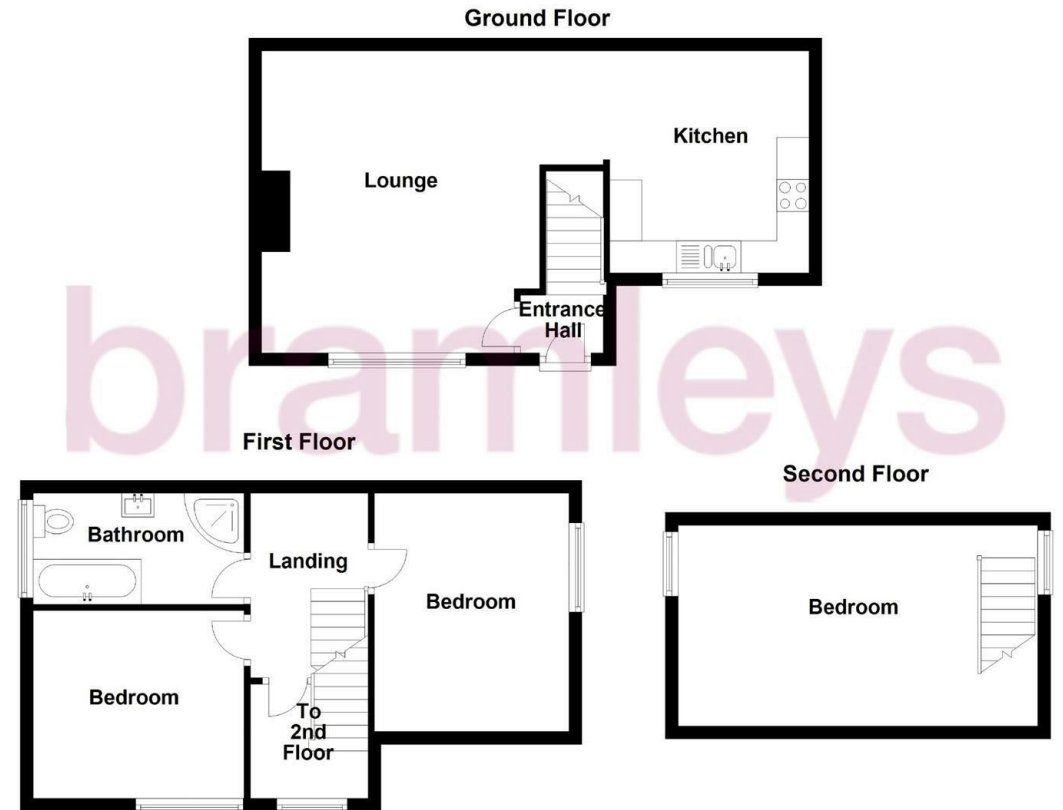
VENDORS SOLICITORS:

FAO: Rebecca Cronshaw
Holden Smith Law Ltd (Halifax)
First Floor,
3a Victoria Road,
Elland,
HX5 0AB

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:

Please pay special attention to the auction contract within the legal pack. As this clearly states any special conditions and extra charges which are to be added to the sales price.



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:

- 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.
- 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

