



37 Huddersfield Road, Brighouse, West Yorkshire, HD6 3RQ

For Sale by Modern Auction - Subject to Guide Price & Reservation fee

Guide Price £110,000

Offered with no chain and vacant possession is this DECEPTIVELY SPACIOUS, three storey, two bedroom end of terrace property. The property is set in a popular location close to many amenities of Brighouse Town Centre, the railway station and the local schools and offers a large plot having plenty of garden space to the rear. The house is priced to sell and reflects some cosmetic improvement but offers a modern finish which has recently been fully redecorated and is ideal for FTBs, couples or investors. Comprises hall, lounge, lower ground floor breakfast kitchen, storage room and rear access to the large 80ft garden, first floor landing, two bedrooms and three piece bathroom. Benefits from GCH & uPVC DG.

Asking Price £110,000

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GROUND FLOOR

HALLWAY Period ceiling cornicing and archway to staircase.

LIVING ROOM 16'9" x 12'10" max (5.1m x 3.9m max)

Dual aspect room with fireplace and electric fire.

LOWER GROUND FLOOR

DINING KITCHEN 16'9" x 16'9" max (5.1m x 5.1m max)

Wall and base units with contrasting worktops, sink with mixer tap, integrated electric oven and 4 ring electric hob and extractor over. Plumbed for automatic washing machine. Fireplace and electric fire.

Rear entrance and wall mounted boiler and storage cupboard.

STORAGE ROOM 13'5" x 4'3" max (4.1m x 1.3m max)

FIRST FLOOR

BEDROOM ONE 11'2" x 10'6" max (3.4m x 3.2m max)

BEDROOM TWO 7'7" (2.3) 8'2" (2.5) plus 7'7" (2.3) x 3'3" (1.0) max (L-shaped)

BATHROOM Three piece suite comprising WC, bath with electric shower and basin. Tiled walls and floor. Storage cupboard.

EXTERIOR Situated on a sizeable plot with a small paved frontage and a good-sized, circa. 82 ft (25m) long rear garden with paved patio leading down to a garden area which offers a wealth of potential.

PLEASE NOTE

If you proceed with an offer on this property, I AM SOLD are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. This is required by law and the process undertaken with our compliance partners Credas who charge a fee for this service.

OTHER INFORMATION

Tenure: Freehold Council Tax Band: A EPC Rating: D

MODERN METHOD OF AUCTION

https://www.iamsold.co.uk/properties/?search_id=8e0872d5422d4fffbcc6b36eb2f5a686

Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

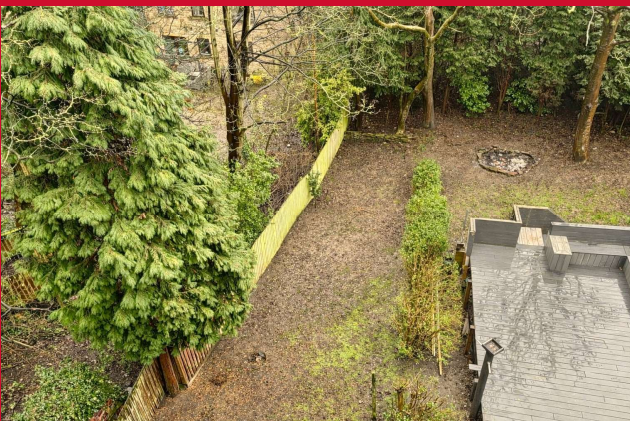
A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

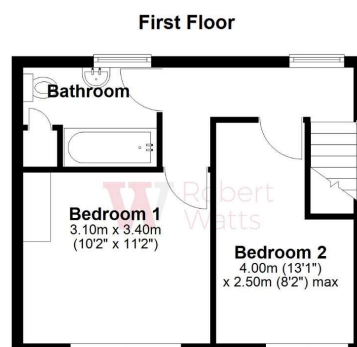
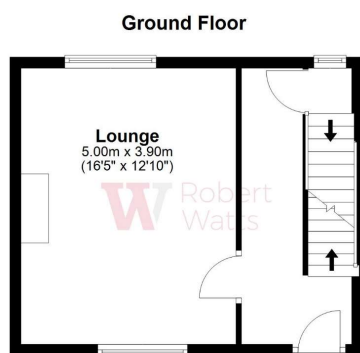
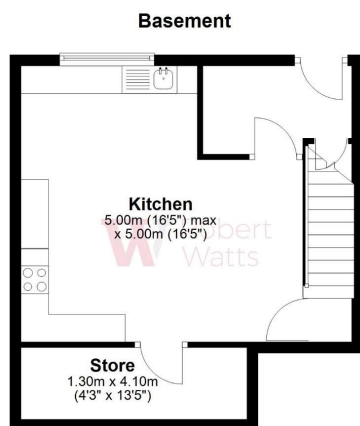
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |