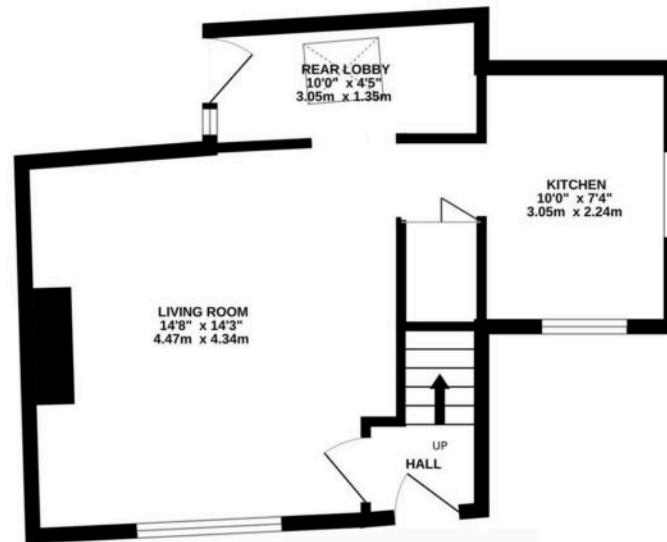




12a Low Westwood, Golcar
Huddersfield

Guide Price **£60,000**

GROUND FLOOR



1ST FLOOR



LOW WESTWOOD LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12a Low Westwood

Golcar, Huddersfield

****** To be sold by the modern method of auction/starting bid price £60,000 plus reservation fee - T's & C's apply ******

Vacant end terrace cottage requiring modernisation and updating, situated in a pleasant position close to Huddersfield narrow canal and Titanic Spa.

The property is sold as seen including furnishings and has Pvcu double glazing and accommodation briefly comprising to the ground floor entrance lobby, living room, kitchen and rear lobby. First floor landing leading to a double bedroom and bathroom.

Externally there is a small area immediately to the front of the kitchen and a yard at the rear measuring 6'3" x 3'3".

Council Tax band: B

Tenure: Leasehold





12a Low Westwood

Golcar, Huddersfield

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- Sold by the Modern Method of Auction (T&C's apply)
- 1 Bed end terrace cottage
- Sold including all furnishings
- Ideal renovation project





Entrance Lobby

With a Pvcu and frosted double glazed door with frosted Pvcu double glazed window over, there is a ceiling light point and to one side a staircase rises to the first floor. From the lobby a timber and frosted glazed door opens into the living room.

Living Room

14' 3" x 12' 5" (4.34m x 3.78m)

This has a Pvcu double glazed window, ceiling light point and chimney breast with a wall mounted gas fire. At the far end of the living room there is an open doorway giving access to a rear lobby.

Rear Lobby

10' 0" x 4' 5" (3.05m x 1.35m)

This has a velux double glazed window, frosted Pvcu double glazed door, tiled flooring and two wall light points.

Kitchen

10' 0" x 7' 4" (3.05m x 2.24m)

This is approached via an inner lobby which has a useful storage cupboard beneath the stairs. Pvcu double glazed windows to the front and side elevations, there is a ceiling light point and fitted with a range of base and wall cupboards, drawers, overlying worktops, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, four ring electric hob with stainless steel extractor hood over and stainless steel electric oven beneath.



First Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following:-

Double Bedroom

14' 3" x 11' 2" (4.34m x 3.40m)

This has two Pvcu double glazed windows providing plenty of natural light and with views over the valley, there is a ceiling light point, useful storage cupboard over the bulkhead and to either side of the chimney breast there are fitted wardrobes and to the rear elevation a fitted double bedhead with bedside tables.

Bathroom

8' 4" x 7' 4" (2.54m x 2.24m)

With frosted Pvcu double glazed windows to two elevations, part tiled walls, a bank of fitted cupboards one of which houses the hot water cylinder and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.

Garden

There is a small area immediately in front of the kitchen whilst to the rear and accessed from the rear lobby there is a small yard measuring 6'3" x 3'3".

Parking

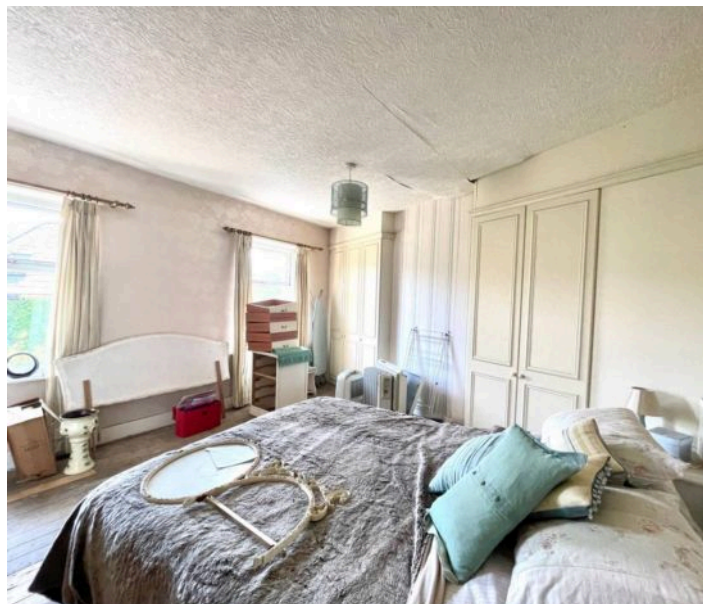
There is on street parking.

Additional details

The property has Pvcu double glazing.

Directions

Using satellite navigation enter the postcode HD7 4EW





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act) **COPYRIGHT** Unauthorised reproduction prohibited.

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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.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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