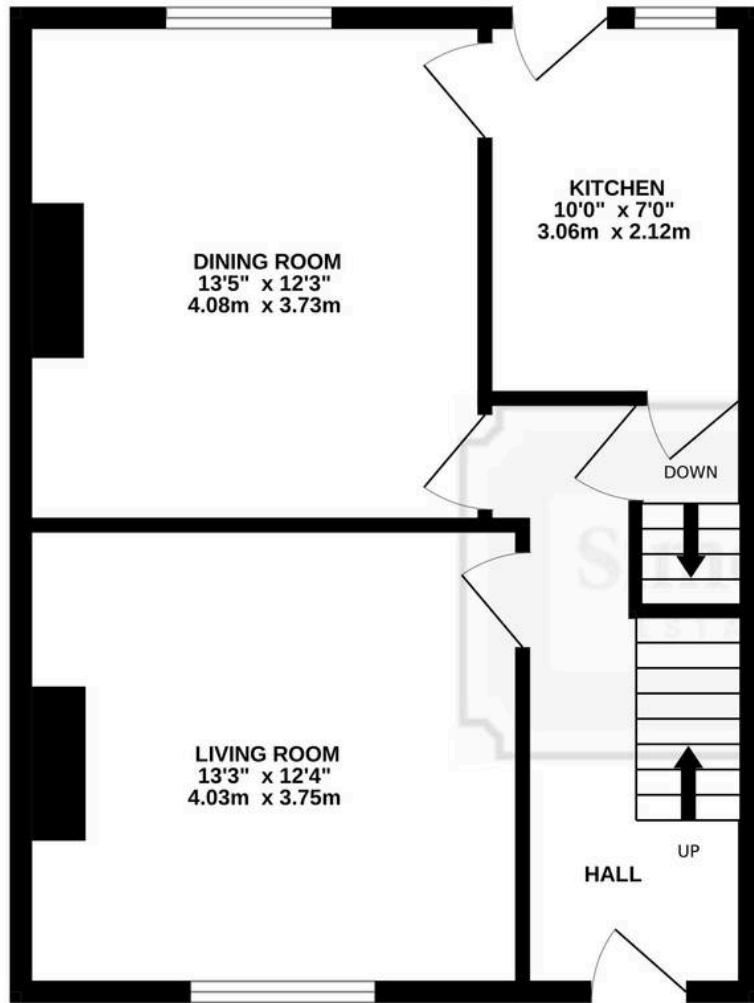




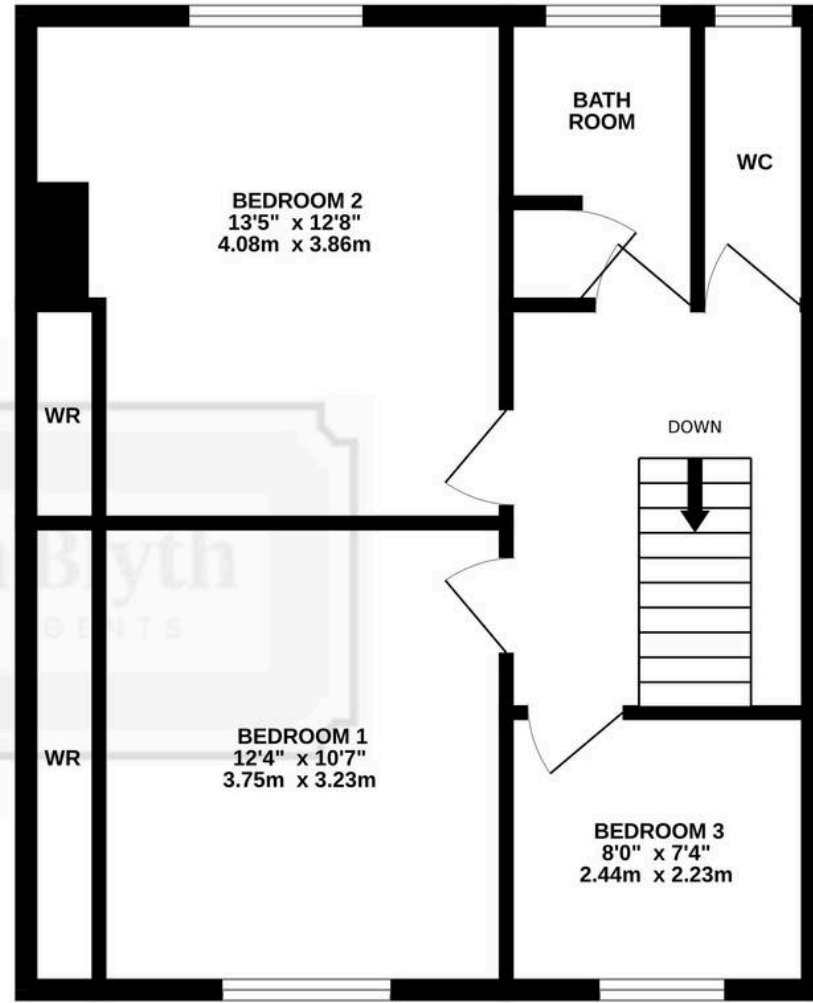
12 Wormald Street, Almondbury
Huddersfield

Guide Price **£130,000**

GROUND FLOOR



1ST FLOOR



WORMALD STREET

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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12 Wormald Street

Almondbury, Huddersfield

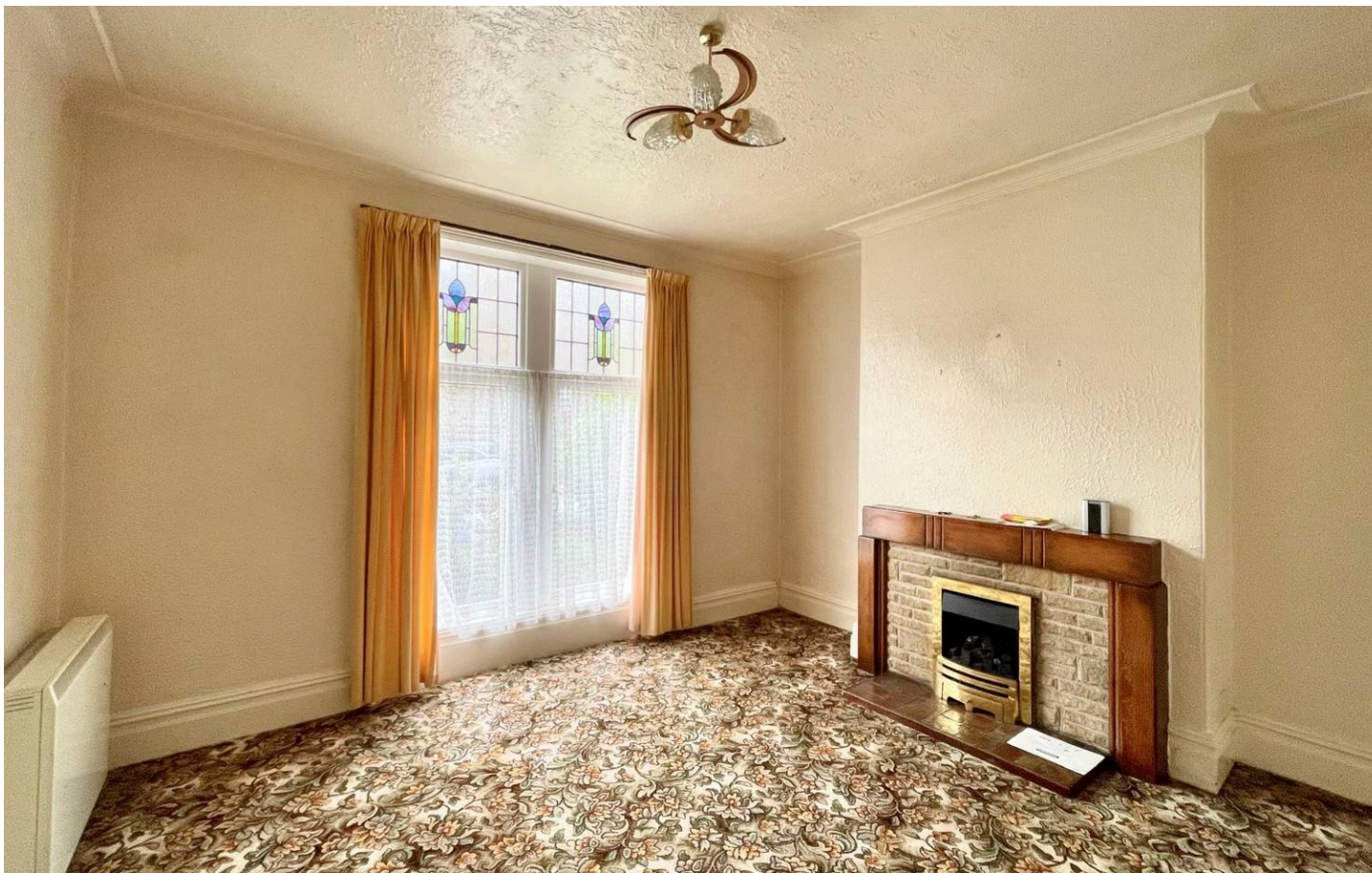
Available with vacant possession and no onward chain is this appealing stone build three bedroom inner through terrace house constructed Circa 1924 and occupying a central position within the village and just a short walk from a variety of amenities.

The property will require a general programme of modernisation and updating and provides a well proportioned accommodation with pvcu double glazing and accommodation briefly comprising to the ground floor entrance hall, living room, dining room and kitchen. Basement with small cellar, first floor landing leading to three bedrooms, bathroom and separate w.c. Externally there are gardens laid out to both front and rear with the rear garden accessed via a passageway to one side shared with the neighbouring property.



Auction Information

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. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view 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.



Entrance Hall

15' 8" x 5' 9" (4.78m x 1.75m)

With a pvcu and leaded stained glass double glazed door, there is a pvcu and leaded stained glass window over the door which provides additional natural light, there is a ceiling light point, ceiling coving, cloaks rail, electric storage heater and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

Living Room

13' 3" x 12' 4" (4.04m x 3.76m)

With pvcu double glazed windows with leaded lights looking out over the front garden, there is a ceiling light point, ceiling coving, electric storage heater and as the main focal point of the room there is a fireplace with polished Oak surround together with a coal effect gas fire resting on a slate tiled hearth.

Dining Room

13' 5" x 12' 3" (4.09m x 3.73m)

This has a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, picture rail and as the main focal point to the room there is a tiled fireplace with gas fire resting on a tiled hearth. To one side a door gives access to the kitchen.





Kitchen

10' 0" x 7' 0" (3.05m x 2.13m)

With a pvcu double glazed window looking out over the rear garden together with an adjacent timber door with single glazed window above, there is a ceiling light points, pvcu double glazed window, electric cooker point and fitted with base and wall cupboards, drawers, overlying worktops, inset single drainer stainless steel sink with chrome mixer tap and with a door giving access to the basement.

Basement

This can be accessed from either the kitchen or hallway with steps leading down to a small keeping cellar.

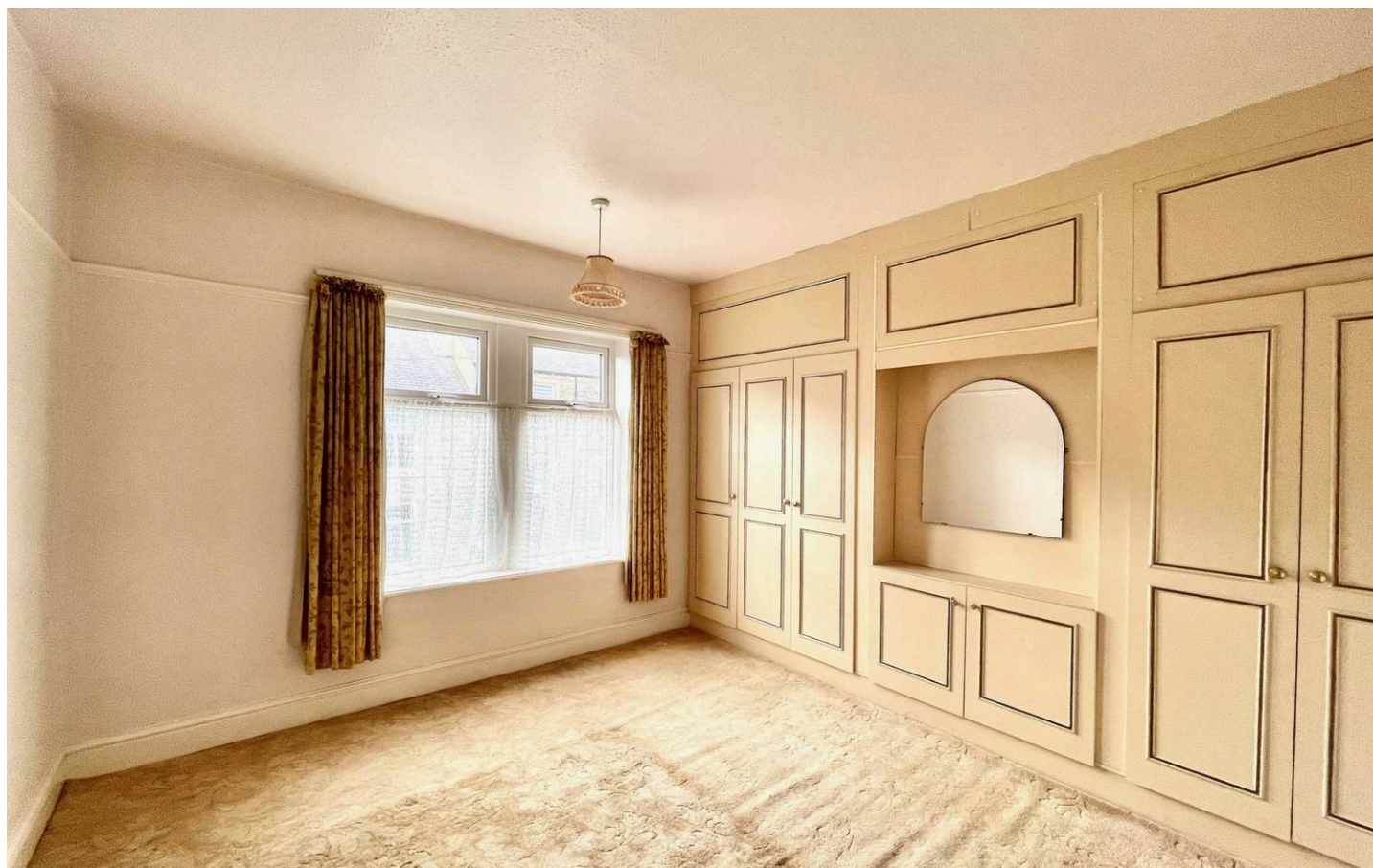
First Floor Landing

With a spindled balustrade, ceiling light point, loft access and electric storage heater. From the landing access can be gained to the following rooms:-

Bedroom One

10' 7" x 12' 4" (3.23m x 3.76m)

With a pvcu double glazed window looking out over the front garden, ceiling light point, picture rail and having a bank of fitted furniture including wardrobes, and dressing table with cupboard beneath.



Bedroom Two

13' 5" x 12' 8" (4.09m x 3.86m)

With a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, picture rail, chimney breast with decorative fireplace and to the left hand side of the chimney breast there are fitted sliding door wardrobes with cupboard over.

Bedroom Three

8' 0" x 7' 4" (2.44m x 2.24m)

This is situated adjacent to bedroom one and has a pvcu double glazed window looking out over the front garden, there is also a ceiling light point.





Bathroom

8' 3" x 5' 0" (2.51m x 1.52m)

With a frosted pvcu double glazed window, part tiled walls which are floor to ceiling around the bath, cylinder cupboard, heated towel rail and fitted with a suite comprising panelled bath with bi-fold shower screen and electric shower fitting over together with a pedestal wash basin.

Separate W.C.

8' 3" x 2' 7" (2.51m x 0.79m)

This is situated adjacent to the bathroom and has ceiling light point, frosted pvcu double glazed window and low flush w.c.

Garden

To the front of the property there are stone gate posts with a timber hand gate opening onto a stone flagged pathway with three steps raising to the front door, adjacent to this there is a garden area with planted trees and shrubs. To the right hand side of the main entrance there is a passageway which is shared with the neighbouring property and this leads to a generous rear garden which has planted trees, flowers and shrubs together with a timber garden shed.

Additional Details

The property has pvcu double glazing The property is leasehold with the remainder of a 999 year lease from the 1st August 1924 with a nominal annual ground rent.

Directions

Using satellite navigation enter the postcode HD5 8NQ



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)

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