



**Tanfield Road, HUDDERSFIELD, HD1 5HG**

**welcome to**

**Tanfield Road, HUDDERSFIELD**

Charming end-terraced home with a gated driveway, bright lounge, modern kitchen and two generous bedrooms. Neatly presented bathroom, double glazing and an insulated loft. Close to the town centre, transport links and amenities—ideal for comfortable, convenient living.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Lounge

14' 10" x 16' 7" max into recess ( 4.52m x 5.05m max into recess )

### Kitchen

14' 5" x 16' 6" max ( 4.39m x 5.03m max )

### Bedroom One

9' 2" into recess x 11' 5" max ( 2.79m into recess x 3.48m max )

### Bedroom Two

8' 4" x 7' 9" ( 2.54m x 2.36m )

### Bathroom

5' 5" x 5' 3" ( 1.65m x 1.60m )

### Storage Cupboard

6' 9" x 2' 1" ( 2.06m x 0.64m )

## Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.



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## Tanfield Road, HUDDERSFIELD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Gated driveway parking & south facing garden
- Bright lounge with floorboards and natural light

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.26

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1904. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117851 - 0005

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