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1, New Street, Meltham, Holmfirth

Starting Bid: £125,000.00



The property is located in Meltham, a small town in West Yorkshire. It lies in the Holme Valley below Wessenden Moor, approximately four and a half miles south-west of Huddersfield on the edge of the Peak District National Park. Meltham is within close reach of several major cities, including Manchester, Leeds, Wakefield and Sheffield. Meltham has excellent bus services to nearby villages and beyond.

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Ground Floor

Main Office 16' max x 16' max (4.88m max x 4.88m max)

Already set up as a reception/ office area there are numerous power points and the room is centrally heated and glazed to two aspects providing a good deal of natural light.

Rear Office 14' 5" x 12' 9" (4.39m x 3.89m)

Again a sizeable room currently fitted with office furniture and having recess storage cupboards, numerous power points and glazing to rear elevation.

Upper Floor Flat

Living Kitchen 15' 8" x 14' 6" (4.78m x 4.42m)

A splendid bright and spacious room with the kitchen area having a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is an electric hob and oven whilst there is also plumbing for a washing machine. The kitchen has complementary tiled surrounds a vinyl floor covering and there is carpeting in the living area. Again with sash windows to two aspects the room boasts a wealth of natural light.

Bedroom 15' 3" max x 9' 7" (4.65m max x 2.92m)

A double room with exposed stone wall, central heating radiator and sash window to front aspect.

Bathroom

White suite comprising of low flush w/c pedestal hand washbasin and panelled bath with overhead shower and screen. There are tiled walls, a central heating radiator and sash window.

Lower Ground Floor Flat

Living Room 15' 7" x 13' 5" (4.75m x 4.09m)

Requiring some updating the room has two sash windows, inset ceiling lighting and houses the central heating boiler.

Kitchen 11' max x 4' 4" (3.35m max x 1.32m)

As with the rest of the flat, requiring updating, currently having wall and base units with worksurfaces, sink and drainer. There is an electric hob and oven along with plumbing for washing machine.

Bedroom 9' 9" x 9' 8" (2.97m x 2.95m)

Storage cupboard, central heating and a sash window with door leading to:

Shower Room

Again requiring modernisation, currently having a white low flush w/c and hand washbasin and shower cubicle.