

Thomas Street, Lindley,
Huddersfield, West Yorkshire

Guide Price: £60,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

3 Thomas Street, Lindley, Huddersfield, West Yorkshire

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FOR SALE MODERN METHOD OF AUCTION
- STARTING BID £60,000 PLUS
RESERVATION FEE -
A 1 bedroom STONE BUILT TERRACE
located in the CENTRE OF LINDLEY
VILLAGE, requiring full refurbishment but
offering an excellent INVEST OPPORTUNITY.
Awaiting EPC.

Property Description

An ideal purchase for either FTB's or Buy-To-
Let investment, the property requires a full
program or modernisation and briefly
comprises: Living Kitchen, Keeping Cellar, 1
Bedroom and Bathroom. Garden and
enclosed yard to the rear. Ideally placed for
numerous amenities, all within walking
distance.

Auctioneers Comments

This property is for sale by the Modern Method
of Auction which is not to be confused with
Traditional auction. The Modern Method of
Auction is a flexible buyer friendly method of
purchase. We do not require the purchaser to
exchange contracts immediately, but grant 56
days to achieve exchange of contracts and
completion from the date the buyers solicitor is
in receipt of the draft contracts. Allowing the
additional time to exchange on the property
means interested parties can proceed with
traditional residential finance. Upon close of a
successful auction and if the vendor accepts
an offer during the auction, the buyer will be
required to put down a non-refundable
Reservation Fee of 3.5%, subject to a
minimum of £5,000 plus VAT which secures
the transaction and takes the property off the
market. The buyer will be required to sign an
Acknowledgement of Reservation from to
confirm acceptance of terms prior to solicitors
being instructed. Copies of the Reservation
form and all terms and conditions can be
found in the Legal Pack which can be
downloaded for free from the auction section
of our website or requested from our Auction
Department.

Ground Floor

Front Entrance
A timber door opens directly into the
Living/Kitchen.

Living Room incorporating Kitchenette
15ft 11ins x 13ft 2ins (overall measurements)
An open plan Reception Room including a
small kitchenette. The room includes a gas
fire with random stone fireplace, a single
glazed window, stainless steel sink and drainer
and an electric cooker point. Access is
available down to a Keeping Cellar. An
enclosed staircase rises to the first floor.

First Floor Landing

Bedroom
13ft 2ins x 10ft 1in
Fitted with two single glazed windows.

Bathroom

6ft 7ins x 5ft 6ins
Fitted with a basic three piece suite comprising
panelled bath, low flush WC, pedestal wash
basin, bulk-head cupboard and a single glazed
window.

Outside

To the rear of the property there is a small
uncultivated garden enclosed with sleepers.
There is a further additional shared courtyard
which also gives access to this and the
neighbouring properties.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2,
Holgate Park Drive, York, YO26 4GB
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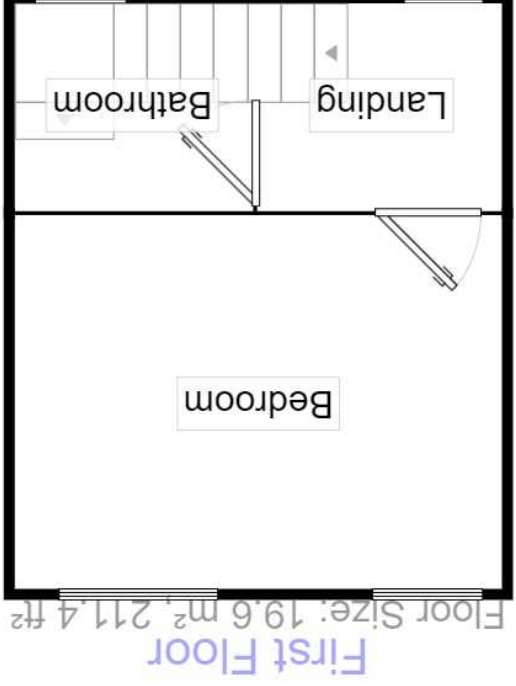
All Measurements are Approximate.
Laser Tape Clause

All measurements have been taken using a laser tape measure and
therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and
Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the
services of the recommended provider, which may also be an associated company of Reeds Rains.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative
purposes only.

For full EPC please contact the branch.



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illustrative purposes only.