



173 Longwood Gate, Longwood

This mid terraced underdwelling enjoys a pleasant tucked away location in a popular residential location. It would make an ideal purchase for an investor, being perfect for the buy to let market after completion of some updating works. The accommodation comprises: entrance hall, lounge, kitchen, store, landing, 2 bedrooms and bathroom. Externally there is a small garden to the front elevation.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

With front entrance door and staircase to the first floor.



Lounge 14'3" x 14'

With 2 windows to the front elevation enjoying the pleasant outlook, chimney breast with gas fire and stone hearth.



Kitchen 14' x 8'4"

With a range of built in base units and wall cupboards with laminated worksurfaces, stainless steel sink with mixer tap, integrated oven, 4 ring gas hob with extractor over. A small store room is located at the end of the kitchen.



Kitchen

FIRST FLOOR

Landing



Bedroom 1 11'1" x 9'6"

With 2 windows to the front elevation enjoying the views, chimney breast with built in cupboard to one side.



Bedroom 2 **8'11" x 6'1"**

With window to the front. Measurement includes the bulkhead.



Bathroom **7'8" x 4'6"**

With three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower over.



OUTSIDE

There is a small garden area to the front.

Viewing

The property will be open to view each Saturday prior to the Auction from 9.00am to 9.30am.

Vendors Solicitors

Ruth Walker
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Auction Details

The auction will be held at The Huntsman Inn, Greenfield Road, Holmfirth on Tuesday 7th November at 7.30pm.

Auction Conditions

Interested parties should view the auction contract for full details of all of the conditions of sale.

Identification and Registration

Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states "An auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls"

Wm Sykes & Son will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc. confirming your address. Registration will take place on the night of the auction between 6.30pm and 7.15pm. Any interested party wishing to bid in the auction must have registered. If you have any problems in doing this please contact our office for further advice.

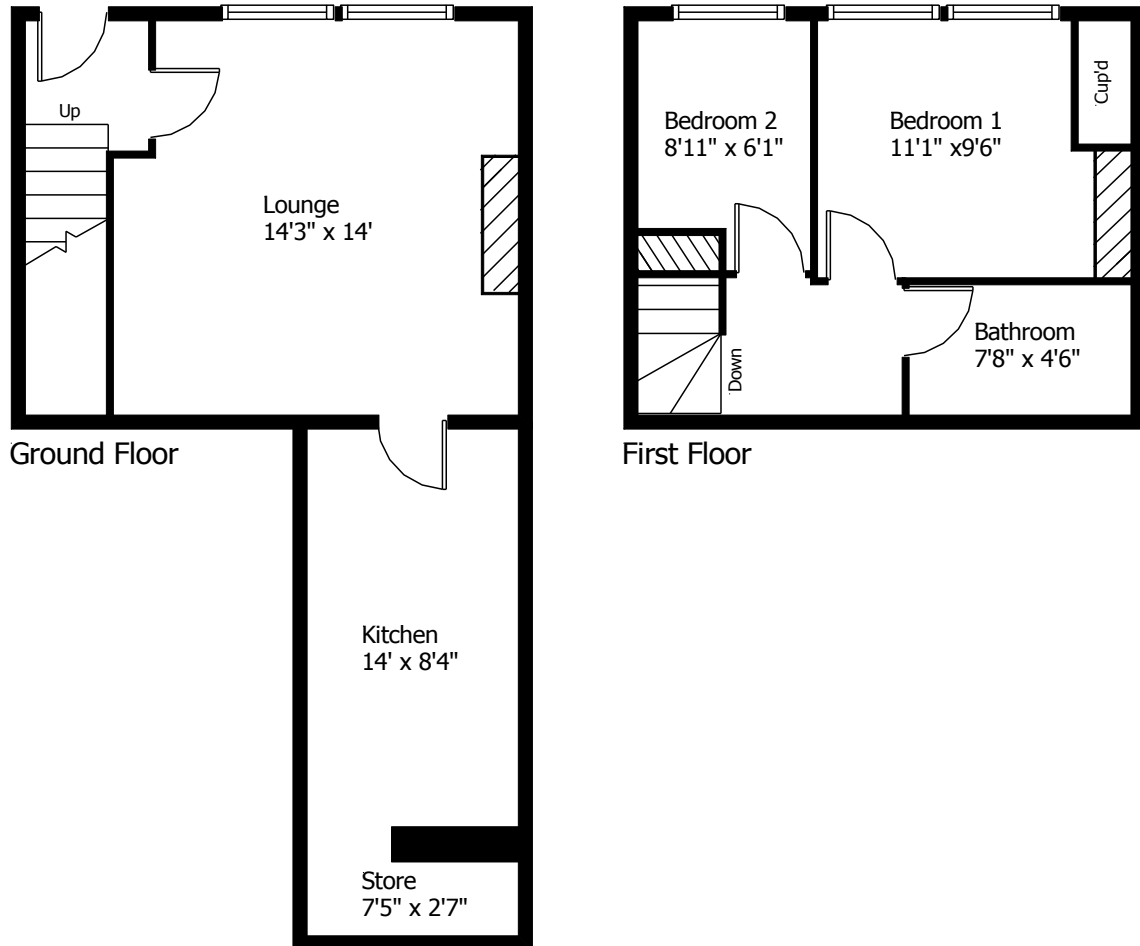
Bidding at the Auction

Should you be successful in purchasing the property at auction you will be required to sign the contract and pay a deposit of 10% of the sale price, this can be paid by Cheque or Bankers Draft to the solicitor dealing with the sale. The remaining monies must then be paid in order to complete the sale within 28 days.

Location

The property is located to the rear of Longwood Gate, the main street through Longwood Village. Heading along this road turn down Percival Street (opposite the Slip Inn). Turn right onto Siggott Street, then right again onto Rock Street. The property is then accessed on foot on the right hand side.

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The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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