



## 29 Copperas Close, Millhouse Green

**Guide Price £100,000 – £130,000**

An interesting proposition for developers and cash purchasers. This brick built detached bungalow occupies a pleasant and popular cul-de-sac setting. It requires a comprehensive scheme of modernisation after suffering from water damage it has rotten floors throughout the building. The accommodation currently comprises: entrance hall, lounge, kitchen, bathroom and 3 bedrooms. It sits on a generous yet overgrown plot with a small garden to the front, driveway to the side, detached garage and a larger garden to the rear.

### Holmfirth

38 Huddersfield Road,  
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### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
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## Accommodation:

### Entrance Hall

With side entrance door, built in cupboards.



**Lounge** 17'5" x 10'5"  
A good sized lounge with window to the rear.



**Kitchen** 11'7" x 8'11"  
With fitted units, window to the rear and door to the side.



**Bathroom** 6'7" x 5'5"  
With 3 piece suite – note that the floor has collapsed in this room.



**Bedroom 1** 11'2" x 10'6"  
A double bedroom with window to the front.



**Bedroom 2** 11'2" x 8'  
A double bedroom with window to the front.



**Bedroom 3** 8'3" x 8'  
A smaller bedroom with window to the side.



**OUTSIDE**



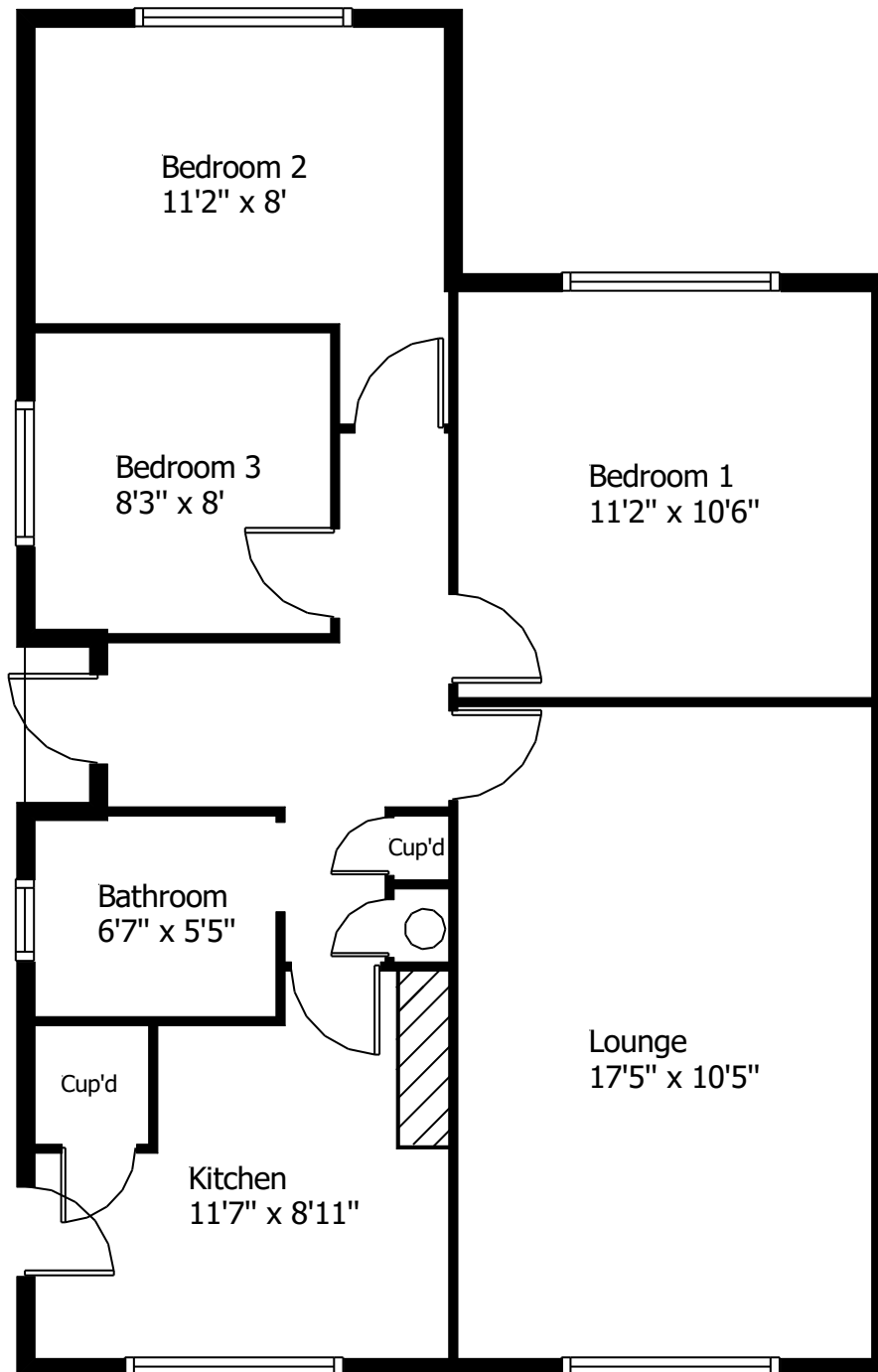
**OUTSIDE**

There is a small garden to the front of the house. A driveway to the side leads to the detached garage. There is a larger uncultivated garden to the rear of the house.



OUTSIDE

29 Copperas Close, Millhouse Green



This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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## Additional Information

The property is Freehold; Energy rating 10 (Band G); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

## Viewing

The property will be open to view each Saturday prior to the Auction between 9.00am and 9.45am.

## Please Note

Due to the poor condition of the floors in the building we may need to limit the number of visitors inside the building for safety reasons. Additional temporary boarding has been laid over rotten areas and we advise viewers to stick to these areas only.

## Auction Details

Sale to be held at The Huntsman Inn, Greenfield Road, Holmfirth on Tuesday 2<sup>nd</sup> June 2026. The sale will start at 7.30pm prompt.

## Solicitors Details

Kristal Woodall  
Howard & Co Solicitors LLP,  
5-7 Regent Street,  
Barnsley,  
S70 2EG  
Tel : 01226 211888  
email : kristal@howardandco.co.uk

## Auction Conditions

Interested parties should view the auction contract for full details of all the conditions of sale. This can be requested from our Holmfirth Office.

## 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. The buyers are to transfer the deposit to their solicitor and then transfer to the vendors solicitor within 2 working days of the auction. The remaining monies must then be paid in order to complete the sale within 28 days.

## 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 7.20pm. 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.

The successful purchaser will then be required to carry out additional ID checks with our provider Thirdfort.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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