



2 bed terraced house to buy in

New Mill Road, Brockholes, Holmfirth,
West Yorkshire, HD9 7AB

£90,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Terrace
- ✓ Accommodation Over 4 Floors
- ✓ Lounge with Attractive Period
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

This front terraced house is located on a row affectionately known locally as Rock Cottages. It now requires modernisations and improvements and buyers should view prior to offers being submitted.

Having a gas central heating system and double glazing, the house offers accommodation over four floors including an attic, and a basement dining kitchen along with the ground floor lounge, first floor bedroom and bathroom.

Well placed for local shops, pubs and restaurants, bus routes, Brockholes primary school and the local railway station connecting Huddersfield and Sheffield; this property will appeal to a variety of local buyers and those from further afield.

The essentials: The house is Leasehold on a 999 years from 25 December 1875 with a ground rent of £13.11s.10d (£13.65) . Mains services are available.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 848

Annual Ground Rent Amount: £14.00

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

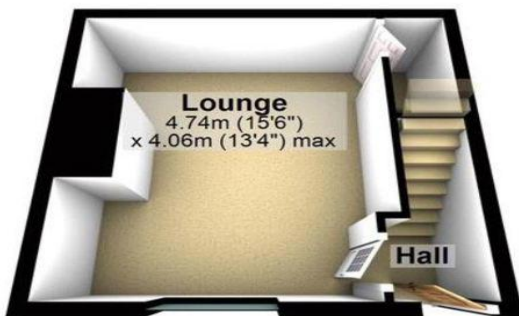
Basement



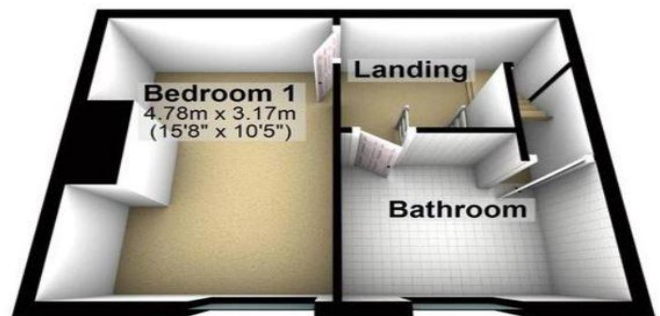
Second Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

New Mill Road, Brockholes, Holmfirth, West Yorkshire, HD9 7AB

Contact your local branch today for more information on this property:

235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>

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.

