

# LATE ENTRIES & ADDENDUM

## LOT 51 A three bedroom, three storey end of terrace, ideal for investors

AMG

### 1 Chestnut Street, Fartown, Huddersfield, West Yorkshire, HD2 1HJ

**Description:** Offered for sale with vacant possession is this three bedroom, three storey end of terrace property set within the popular area of Fartown. Local amenities and Huddersfield town centre are located approximately two miles away from the property. The property remains in fairly good condition throughout, providing gas central heating & double glazed windows.

**Accommodation:**

**Ground Floor:** Hallway & Bedroom  
**First Floor:** Landing & Open Plan Living Kitchen  
**Second Floor:** Landing, Two Bedrooms & Bathroom  
**Exterior :** Front & Rear Yard  
**Tenure:** Freehold  
**EPC Rating:** E  
**Viewing:** William H Brown , 8 Westgate, Huddersfield, HD1 1NN, T: 01484 542072



\*Guide Price £55,000

## LOT 52 A vacant three bedroom middle terrace, providing deceptively spacious accommodation

AMG

### 3 Chestnut Street, Fartown, Huddersfield, West Yorkshire, HD2 1HJ

**Description:** This middle terrace property is located within the residential area of Fartown, offering three bedroom accommodation set over three floors. The property would be ideally suited for those looking for a buy to let investment purchase.

**Accommodation:**

**Ground Floor:** Entrance Hall, Bedroom & Utility Room  
**First Floor:** Landing, Open Plan Living Kitchen  
**Second Floor:** Landing, Two Bedrooms & Bathroom  
**Exterior :** Front & Rear Yard  
**Tenure:** Freehold  
**EPC Rating:** D  
**Viewing:** William H Brown , 8 Westgate, Huddersfield, HD1 1NN, T: 01484 542072



\*Guide Price £55,000

## LOT 53 A two bedroom terrace property located in the residential area of Fartown

AMG

### 5 Chestnut Avenue, Fartown, Huddersfield, West Yorkshire, HD2

**Description:** Offered for sale with vacant possession is this two bedroom, three storey middle terrace property. Local amenities, bus and transport links are available close by with Huddersfield town centre set approximately two miles away. The property remains in fairly good condition throughout having been partly modernised, benefitting further from gas central heating & double glazing.

**Accommodation:**

**Ground Floor :** Hallway & Bedroom  
**First Floor:** Landing & Living Kitchen  
**Second Floor:** Landing, Bedroom & Bathroom  
**External:** Front & Rear Yard  
**Tenure:** Freehold  
**EPC Rating:** D  
**Viewing:** William H Brown , 8 Westgate, Huddersfield, HD1 1NN, T: 01484 542072



\*Guide Price £55,000

## LOT 54 A modern detached property

Windsor View, Rossington, South Yorkshire, DN11 0QW

**Description:** Set on a modern development within the popular location of New Rossington. The property is close to local amenities.

**Accommodation:**

**Ground Floor:** Entrance hall, Lounge, Dining Room, Downstairs & Kitchen

**First Floor:** Landing, Bedrooms & Bathroom

**Exterior:** Garden, Driveway, Off Road Parking, Garage

**Tenure:** Freehold

**EPC Rating:** C

**Viewing:** William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



\*Guide Price SOLD PRIOR

## LOT 55 A semi commercial property producing an annual yield of £6,780

328 & 328A Southcoates Lane, Hull, East Riding of Yorkshire, HU9 3TN

**Description:** Located within a parade of shops close to Preston Road junction is this semi commercial property providing a ground floor commercial area with facilities and a one bedroom flat located above with the benefit of its own separate access. The shop is currently let at £250 PCM with flat also tenanted, providing a yield of £315 PCM, each on periodic tenancies. Southcoates Lane is conveniently situated with Hull city centre located approximately two miles from the property.

**Accommodation:**

**Ground Floor:** Commercial Entrance, Kitchen, WC, Store Room, Entrance Hall/ Stairs Leading To Flat Accommodation

**First Floor:** Entrance Hallway With Stairs Leading Landing, Living Room, Kitchen, Bedroom & Bathroom

**Exterior:** Rear Yard For Parking Accessed Via Rear Lane

**Tenure:** Freehold **EPC Rating:** Shop: E, Flat: G

**Viewing:** William H Brown Northern Auction Centre, 38 High Street, Bawtry, Doncaster, DN10 6JE T: 01302 710 490



\*Guide Price £40,000

## LOT 56 A Victorian end of terrace property, located within short distance of the sea front

Rowell Street, The Headland, Hartlepool, Durham, TS24 0QE

**Description:** Located within the conservation area of The Headland is this Victorian two bedroom end of terrace property retaining many of its original features with small pane sash windows to the front & double glazed windows to the rear.

**Accommodation:**

**Ground Floor:** Entrance Hall, Living Room & Kitchen

**First Floor:** Landing, Two Bedrooms & Bathroom/WC

**Exterior:** Rear Garden

**Tenure:** Freehold

**EPC Rating:** E

**Viewing:** Williams & Harrison, 129 York Road, Hartlepool, TS26 9DW, T: 01429 261351



\*Guide Price SOLD PRIOR

**LOT 57**

A two bedroom basement apartment in need of renovation throughout

**AMG****Flat 1, 295 Anlaby Road, Hull, East Riding of Yorkshire, HU3 2SB**

**Description:** Offering an ideal investment opportunity is this two bedroom basement apartment ideally located within close proximity to Hull Royal Infirmary & the city centre. Internally the flat requires full renovation and modernisation throughout.

**Accommodation:**

**Flat 1 - Basement Flat:** Entrance Hall, Kitchen/Lounge Area, Storage Cupboard, Two Bedroom & Bathroom

**Tenure:** Leasehold

**EPC Rating:** C

**Viewing:** William H Brown, 82 Newland Avenue, Hull, HU5 3AB  
T: 01482 447748

**PHOTO OF THE BLOCK****\*Guide Price £12,000****LOT 58**

A one bedroom ground floor flat located within short distance of Leeds City Centre

**AMG****Flat 1, 67 Clarendon Road, Leeds, West Yorkshire, LS2 9DR**

**Description:** Offered for sale with vacant possession is this one bedroom ground floor flat located within a converted period property. The flat provides an ideal location for Leeds City Centre & the University campus, ideal for those looking for a rental property.

**Accommodation:**

**Ground Floor Flat:** Communal Entrance, Sitting Area, Kitchen, Bedroom & Bathroom

**Exterior:** Communal Gardens & Residents Parking

**Tenure:** Leasehold

**EPC Rating:** D

**Viewing:** William H Brown, 1A Otley Road Headingley, Leeds, LS6 2UE  
T: 0113 278 5337

**PHOTO OF THE BLOCK****\*Guide Price £45,000**

**\*\*\* NOW TAKING LOTS FOR OUR NEXT  
AUCTION \*\*\***

**Wednesday 29<sup>th</sup> November 2017**

**Held at Leeds United Football Ground,  
Commencing at 12.30pm**

# Addendum



## PLEASE READ THESE NOTES CAREFULLY BEFORE VIEWING OR MAKING AN OFFER OR ATTENDING THE AUCTION.

You are strongly advised to read the inside front cover of our catalogue entitled “important notice” before pursuing an interest in any property as it contains important information about the auction process. You will be deemed to be aware of its contents and the information on this Addendum even if you have not read them. (2) Information on this Addendum may affect your legal rights and / or judgement of the properties. Copies of the Addendum, current at the time of sale, will be fixed to and form part of the legal contracts. (3) The Guide Prices shown must not be relied upon, by prospective buyers, as a valuation or assessment of the value of the properties. They are intended to provide prospective buyers with an indication of the likely Reserve that may be set at the time of going to press. These Guide Prices are subject to variation and interested buyers are advised to make regular checks for changes. Reserve prices may be higher or lower than the relevant published Guide Prices. (4) Please note that William H Brown take contractual deposits as “agents for the seller” and not as stakeholders

**COMPLETION DATES** – Please refer to legal packs for all completion dates. The majority of lots are usually 28 days from exchange, however **Lot 20 , Lot 35, Lot 48, Lot 49, Lot 57 & Lot 58 is 14 days for completion and Lot 8 is 56 days for completion** . Some properties may vary therefore we advise you to check the legal pack prior to bidding.

**BIDDING NUMBERS** – If you have registered to bid please leave your bidding number in the auction room before leaving after the sale.

**CONTRACT DOCUMENTATION CHARGE** - £850 including VAT is applicable to every lot sold and payable by the purchaser simultaneous to the deposit

**MONEY LAUNDERING REGULATIONS** – Purchasers are advised that we are required to obtain photocopies of the appropriate identification when signing the contract today before leaving the saleroom and your co-operation is requested. Please be advised: We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification ‘footprint’ left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff.”

**STAMP DUTY THRESHOLDS**-Legislation has just changed re the amount payable for stamp duty. Further clarification can be sought via the government website <https://www.gov.uk/stamp-duty-land-tax-rates>

**PURCHASERS – Please Note**-Attention is drawn to the special conditions of each lot and in particular, in some cases, in addition to the purchase price buyers will be required to make a contribution to the seller’s costs as part of the funds required at completion. Purchasers are deemed to buy with full knowledge of such costs (if applicable) that are detailed in the Special Conditions of Sale.

We are aware that the following lots do have such additional costs to pay however, please check prior to purchasing.  
Lots: 1, 2, 3, 6, 9, 10, 11, 14, 16, 17, 18, 19, 20, 21, 24, 26, 28, 29, 31, 35, 36, 40, 42, 44, 48, 49, 51, 52, 53, 55, 57, 58

***Furthermore, we are pleased to announce that “Homes Under The Hammer” will be filming on the day of the auction. Please be aware if you do not wish to be filmed on the day we do have a seating area available where you will be out of the camera’s view.***

| <b>LOT NO.</b> | <b>ADDRESS</b>   | <b>Amendment</b>  |
|----------------|--|---|
| 5              | The Grange, Scawsby Lane, Scawsby, Doncaster, DN5              | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers<br><br>There is a Kitchen to the ground floor which we have missed off the description within the catalogue |
| 6              | Flat 1 Cyprus Street, Wakefield, WF1 2RW                       | *** NEW REDUCED GUIDE PRICE OF £32,000 ***  |
| 10             | 4 De Lacy Avenue, Almondbury, Huddersfield, HD5                | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers<br><br>*** NEW REDUCED GUIDE PRICE OF £95,000 ***   |
| 12             | Malansu, Stockwith Road, Walkeringham, Doncaster, DN10         | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers   |
| 14             | Avondale, Whitehouse Road, Bircotes, Doncaster, DN11           | *** NEW REDUCED GUIDE PRICE OF £375,000 ***   |
| 16             | Former Newcastle Arms, Carlton Road, Worksop, S80              | The property will require finishing and building regulations will need to be resubmitted to be able to receive a completion certificate.  |
| 22             | 9 Samuel Street, Stockton On Tees, TS19                        | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers   |
| 25             | Chigwell Cottage, 36A Hutton Avenue, Hartlepool, TS26          | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers   |
| 27             | Okeford Cottage, Low Street, Carlton In Lindrick, Worksop, S81 | *** WITHDRAWN PRIOR TO AUCTION *** Please register your interest with the auctioneers   |
| 29             | 13 Deepdale Road, Kimberworth, Rotherham, S61                  | *** NEW REDUCED GUIDE PRICE OF £60,000 ***  |
| 31             | 81 Darlington Grove, Moorends, Doncaster, DN8                  | *** NEW REDUCED GUIDE PRICE OF £60,000 - £65,000 ***  |
| 33             | 24A Town Hall Street, Sowerby Bridge, HX6                      | Please note, William H Brown in Sowerby Bridge has the incorrect number given on the advert within the catalogue , the correct number for the branch us 01422 833 553                             |
| 32             | 33 Walker Street, Swinton, Mexborough, S64                     | *** NEW REDUCED GUIDE PRICE OF £38,000 ***  |
| 36             | 84 Church Street, Thurnscoe, Rotherham, S63                    | Please note this property is an end of terrace  |
| 40             | 81 Hustler Street, Undercliffe, Bradford, BD3                  | *** NEW REDUCED GUIDE PRICE OF £55,000 - £60,000 ***  |
| 44             | 26 Balfour Street, Bradford, BD4                               | *** NEW REDUCED GUIDE PRICE OF £50,000 - £55,000 ***  |
| 50A            | 1, 3 & 5 Chestnut Street, Fartown, Huddersfield, HD2 1 HJ      | <b>Please note, we will be offering number 1, 3 &amp; 5 Chestnut Street as one lot, if unsold we will be offering each lot separately as lot 51, 52 &amp; 53.</b>                                 |

