



William H Brown Northern Auction: 01302 710490 or leedsauctions@williambrown.co.uk

Auction: Wednesday 29<sup>th</sup> November 2017

Venue: Leeds United Football Ground (East Stand) Elland Road, Leeds, LS11 0ES, Commencing at 12:30

## LATE ENTRIES & ADDENDUM

### LOT 45 A tenanted three bedroom semi detached property, currently let at £520 PCM

#### 20 Kipling Road, Hartlepool, County Durham, TS25 4JZ

**Description:** Offered for sale with a long term tenant in situ is this three bedroom semi detached property located within a residential area of Hartlepool, offering an annual income of £6,240. Double glazed windows & uPVC double glazed windows are provided. This property is of a non standard construction.

Please note, we have been made aware that the tenant has been served notice to vacate the property.

#### **Accommodation:**

**Ground Floor:** Entrance Hallway, Lounge & Kitchen/Diner  
**First Floor:** Landing, Three Bedrooms, Bathroom & Separate WC  
**Exterior:** Front & Rear Gardens  
**Tenure:** Freehold  
**EPC Rating:** D  
**Viewing:** Manners & Harrison, Shrewsbury House 129 York Road, Hartlepool, TS26 9DW, T: 01429 261351



\*Guide Price £38,000

### LOT 46 A two bedroom middle terrace property in need of upgrading

AMG

#### 2 Longfellow Street, Houghton Le Spring, Tyne and Wear, DH5 8LF

**Description:** In need of upgrading throughout is this two bedroom middle terrace property located within close vicinity of the town centre. The property has UPVC double glazed windows, combi central heating and gardens to the front & rear.

#### **Accommodation:**

**Ground Floor:** Entrance Lobby, Living Room, Kitchen/Dining Room & Rear Porch  
**First Floor:** Landing, Two Bedrooms & Wet Room/WC  
**Exterior:** Front & Rear Gardens  
**Tenure:** Freehold  
**EPC Rating:** D  
**Viewing:** William H Brown, Northern Auction Centre 38 High Street, Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



\*Guide Price £42,000

### LOT 47 A three bedroom middle terrace property, offering an ideal buy to let opportunity

#### 171 West View Road, Hartlepool, County Durham, TS24 0BW

**Description:** Offered for sale is this three bedroom middle terrace property offering gas central heating and double glazed windows throughout.

An array of amenities can be found in nearby Hartlepool Marina, with the town centre set approximately two miles away. Please note, we have been made aware that the tenant has served notice to vacate the property.

#### **Accommodation:**

**Ground Floor:** Entrance Hallway, Lounge, Kitchen & Bathroom  
**First Floor:** Landing & Three Bedrooms  
**Exterior:** Rear Yard  
**Tenure:** Freehold  
**EPC Rating:** TBC  
**Viewing:** Manners & Harrison, Shrewsbury House 129 York Road, Hartlepool, TS26 9DW, T: 01429 261351



\*Guide Price £24,000

## LOT 48

A two reception room, three bedroom middle terrace property

### 7 Wake Street, Middlesbrough, North Yorkshire, TS3 6NU

**Description:** Located within a popular area of Middlesbrough is this three bedroom middle terrace property, located within easy reach of the A66, with local shops, schools and transport links close by.

This middle terrace property would be ideally suited to an investor as a buy to let purchase.

**Accommodation:**

**Ground Floor:** Entrance, Lounge, Dining Room, Kitchen & WC

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

**Exterior :** Rear Yard

**Tenure:** Freehold

**EPC Rating:** C

**Viewing:** Manners & Harrison, 30 & 30a Stokesley Road Marton, Middlesbrough , TS7 8DX, T: 01642 311133



\*Guide Price £40,000 - £45,000

## LOT 49

A two reception room, three bedroom middle terrace set within the residential area of Birstall

### 18 Cambridge Road, Birstall, Batley, West Yorkshire, WF17 9JE

**Description:** Located in the popular of Birstall is this middle terrace property set within close vicinity of local amenities and bus routes. The property benefits from two reception rooms, three bedrooms and a modern bathroom suite, however further cosmetic improvement would be beneficial. Birstall is also well located for access to the M62 connecting to surrounding areas such as Leeds, Bradford & Dewsbury. The property has gas central heating and double glazed windows throughout.

**Accommodation:**

**Ground Floor:** Hall, Lounge, Dining Room & Kitchen

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

**Exterior:** Front & Rear Gardens

**Tenure:** Freehold

**EPC Rating:** D

**Viewing:** William H Brown , 1 Market Street, Dewsbury, WF13 1AE  
T: 01924 468900



\*Guide Price £70,000 - £80,000

## LOT 50

A ready made investment property, currently tenanted with an A.S.T. in place with an excellent yield of £4,420 per annum.

### 32 Rugby Street, Hartlepool, County Durham, TS25 5RR

**Description:** A two double bedroom, middle terrace property, currently tenanted at £85 per week.

**Accommodation:**

**Ground Floor:** Entrance, Lounge, Fitted Kitchen & Bathroom / Wc.

**First Floor:** Landing and Two Double Bedrooms

**Exterior:** Yard to the Rear.

**Tenure:** Freehold

**EPC Rating:** E

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



\*Guide Price £25,000 - £30,000

## LOT 51

A semi commercial property, previously producing an excellent annual yield of £6,780, now currently part occupied, with the flat tenanted on an AST at £315 per calendar month.

### 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 was previously let at £250 PCM with the flat above on an AST at £315 PCM ( £3780 per annum) each on periodic tenancies. Refer to legal pack for details. 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 to the 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 52

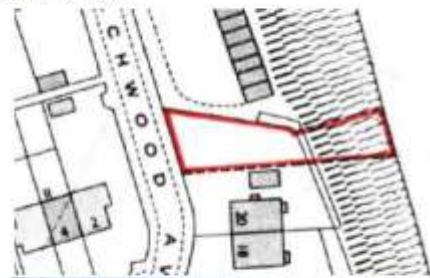
A derelict detached property in need of remedial & cosmetic upgrading, located within the residential area of Wibsey, CASH PURCHASERS ONLY. NO INTERNAL VIEWINGS

### 22 Beechwood Avenue, Wibsey, Bradford, West Yorkshire, BD6 3AF

**Description:** Located within the area of Wibsey is this derelict detached property which remains as just a shell in need of both remedial work as well as cosmetic upgrading.

The property offers scope for redevelopment, appealing to those looking for a project offering potential to renovate, or demolish and re-erect a new dwelling subject to the necessary planning consents being granted by the local authority. The property now remains just a shell, having previously consisted of four bedrooms, two reception rooms & internal garage.

Beechwood Avenue is located just off St Enochs Road linking to the main A6177 within the popular residential area of Wibsey.



**Please Note:** Please note, due to the condition of the property we have been unable to enter the dwelling therefore potential purchasers are advised to use the marketing material provided for guidance purposes only.

It is also advised that this property will not be mortgage-able due to its condition.

**Tenure:** Freehold

**EPC Rating:** N/A

**Enquiries:** William H Brown, 6 Fair Road,

Wibsey, Bradford, BD6 1QN

T: 01274 693138



Please note, this is an old photo of the property's previous condition some years ago and is not a reflection of its current condition. Please see the property's online listing for photos of its current condition.

\*Guide Price £60,000

## LOT 53

A tenanted two bedroom detached bungalow

AMG

### 16a Whinneyfield Road, Walkergate, Newcastle upon Tyne, Tyne and Wear, NE6 4HX

**Description:** A two bedroom detached bungalow situated on the popular Whinneyfield Road set within Walkergate. The property benefits from off street parking with attached garage and gardens to the front & rear.

Please note, we have been made aware that there are tenants in situ which have previously paid rent up until 2021. Please refer to the legal pack for further information.

**Accommodation:**

**Ground Floor:** Entrance Hallway, Lounge/Dining Area, Kitchen, Two Bedrooms & Shower Room/WC

**Exterior:** Driveway, Garage, Front & Rear Gardens. Access to the cellar is also accessed via the rear garden.

**Tenure:** Freehold

**EPC Rating:** D

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



\*Guide Price £55,000

**LOT 54** A two bedroom ground floor requiring upgrading

AMG

**37 Ethel Terrace, South Shields, Tyne and Wear, NE34 0NH**

**Description:** Offered for sale with vacant possession is this two bedroom ground floor flat ideal for investors. The property has UPVC double glazing & gas combi central heating. Further upgrading internally is required throughout.

**Accommodation:**

- Ground Floor:** Entrance Hall, Living Room, Kitchen, Two Bedrooms & Bathroom
- Exterior :** Rear Yard
- Tenure:** Leasehold
- EPC Rating:** D
- Viewing:** William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



\*Guide Price £25,000

**LOT 55** A four bedroom middle terrace which has previously been converted into flats

AMG

**20 Knowle Terrace, Headingley, Leeds, West Yorkshire, LS4 2PA**

**Description:** Located within the residential area of Headingley is this four bedroom middle terrace property which has been previously been converted into flats, with accommodation over three floors with additional basement. The property is located within a popular student let area located within close vicinity of the university. The property is in poor condition and requires refurbishment throughout.

**Accommodation:**

- Basement:** Two Rooms & Shower Room
- Ground Floor:** Entrance Hall, Kitchen Area, Room & Ensuite Shower Room
- First Floor:** Room, Kitchen Area & Ensuite Bathroom
- Second Floor:** Room, Kitchen Area & Ensuite Bathroom
- Exterior :** Front Garden
- Tenure:** Freehold EPC Rating:D
- Viewing:** William H Brown, 1A Otley Road Headingley, Leeds, LS6 2UE, T: 0113 278 5337



\*Guide Price £75,000

**LOT 56** A three bedroom semi detached property with off street parking

**Heatons Bank, Rawmarsh, Rotherham, South Yorkshire, S62 5RU**

**Description:** A three bedroom property located in the popular area of Rawmarsh, close to local amenities. Boasting spacious & well presented accommodation throughout with a gated driveway and large rear garden.

**Accommodation:**

- Ground Floor:** Lounge & Kitchen/Diner
- First Floor:** Lounge, Two Bedrooms & Bathroom
- Exterior :** Off Street Parking, Front & Rear Garden
- Tenure:** Freehold
- EPC Rating:** C
- Viewing:** William H Brown, 32 Mansfield Road, Rotherham, S60 2DR T: 01709 829935



\*Guide Price SOLD PRIOR

## LOT 57

A two bedroom middle terrace property, ideal as a buy to let

AMG

### 13 Temple Street, South Shields, Tyne and Wear, NE33 5LP

**Description:** Located within close vicinity of South Shields town centre is this two bedroom middle terrace property requiring some modernisation throughout.

Local amenities, bus routes & schools can also be found close by.

**Accommodation:**

**Ground Floor:** Lounge, Dining Room & Kitchen

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

**Exterior:** Rear Yard

**Tenure:** Freehold

**EPC Rating:** G

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



\*Guide Price £35,000

## LOT 58

A two bedroom end of terrace in need of cosmetic upgrading

AMG

### 1 Gordon Street, South Shields, Tyne and Wear, NE33 4JP

**Description:** Located within a residential area of South Shields is this two bedroom end of terrace property set within short distance of the town centre.

The property is in need of some cosmetic upgrading throughout, ideally suiting an investor as a buy to let property.

**Accommodation:**

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

**First Floor:** Landing, Two Bedrooms & Shower Room

**Exterior:** Rear Yard

**Tenure:** Freehold

**EPC Rating:** E

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



\*Guide Price £35,000

## LOT 59

A one bedroom first floor flat

AMG

### Flat 3, 10 Windsor Terrace, Fleetwood, Lancashire, FY7 6HH

**Description:** Located within close vicinity of the sea front is this first floor flat providing one bedroom accommodation. The property is located close to Fleetwood promenade, Town Centre and local amenities.

**Accommodation:**

**First Floor Flat :** Lounge/Kitchen, Hallway, Bedroom & En-Suite Shower Room

**Tenure:** Leasehold

**EPC Rating:** C

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

PHOTO OF THE BLOCK



\*Guide Price £15,000

## LOT 60

A three bedroom semi detached property making an ideal family home

Sacey Avenue, Sheffield, South Yorkshire, S5 0RP

**Description:** A three bedroom semi detached property which occupies a generous corner plot with a spacious conservatory, gardens to three sides and off street parking

**Accommodation:**

**Ground Floor:** Entrance, Lounge, Kitchen, Dining & Conservatory

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

**Exterior:** Driveway & Gardens To Three Sides

**Tenure:** Freehold

**EPC Rating:** D

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



\*Guide Price SOLD PRIOR

## LOT 61

A three bedroom middle terrace ideal for investors

Kimberworth Park Road, Rotherham, South Yorkshire, S61 3JG

**Description:** Well placed for Rotherham, Sheffield, Meadowhall & the M1 motorway network this three bedroom middle terrace property offering front & rear gardens.

**Accommodation:**

**Ground Floor:** Entrance Hall, Lounge & Kitchen

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

**Exterior:** Front & Rear Gardens

**Tenure:** Freehold

**EPC Rating:** D

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



\*Guide Price SOLD PRIOR

# 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, although due to the Christmas period some completion dates may be before or after the Christmas period due to bank holidays.

The following lots have **14 days for completion** are as follows, falling on the **13<sup>th</sup> December** should the property sell on the auction day: **Lot 10, 16, 40, 41, 46, 54, 55, 57, 58, 59**

**Completion dates for the following lots:**

- Wednesday 20<sup>th</sup> December 2017: Lot 14, 19, 38, 53
- Thursday 21<sup>st</sup> December 2017: Lot 29
- Friday 22<sup>nd</sup> December 2017: Lot 26 & 44
- Thursday 28<sup>th</sup> December 2017: Lot 1, 2, 18, 21, 22, 23,
- Tuesday 2<sup>nd</sup> January 2018: Lot 20, 48, 49
- Wednesday 3<sup>rd</sup> January 2018: Lot 4, 31, 33, 37, 43, 45, 47, 50
- Thursday 4<sup>th</sup> January 2018: Lot 6, 7, 27
- Monday 8<sup>th</sup> January 2018: Lot 11 & 12
- Tuesday 9<sup>th</sup> January 2018: Lot 52

**We advise you 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.

Fee's apply to the following lots: 1, 2, 6, 7, 10, 14, 15, 18, 20, 21, 22, 23, 27, 31, 32, 35, 36,40, 41, 43, 49, 51, 52, 53, 54, 55, 57, 58, 59

However it is advised for all purchasers to check the special conditions/contract contained within the legal pack to clarify if any additional fees prior to bidding. Please use the above for guidance purposes only.

### **HEALTH & SAFETY ADVICE FOR PROPERTY VIEWERS**

Whilst William H Brown make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk

<b><u>LOT NO.</u></b>	<b><u>ADDRESS</u></b>	<b><u>Amendment</u></b>
3	Avondale, Whitehouse Road, Bircotes, Doncaster, S.Yorkshire, DN11 8EQ	SOLD PRIOR TO AUCTION
15	83 & 84 (Rear of) Coltman Street, Hull, East Riding Of Yorkshire, HU3 2SJ	WITHDRAWN PRIOR TO AUCTION – PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
17	Land Adjacent to 1 Bank Cottage, Sowerby Bridge, West Yorkshire, HX6 1BG	WITHDRAWN PRIOR TO AUCTION – PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
21	161 Wheata Road, Sheffield, South Yorkshire, S5 9FQ	<b>*** NEW REDUCED GUIDE PRICE OF £60,000 ***</b>
23	1 Crecy Avenue, Intake, Doncaster, South Yorkshire, DN2 6LX	<b>*** NEW REDUCED GUIDE PRICE OF £65,000 ***</b>
24	123 Brighton Street, Heckmondwike, West Yorkshire, WF16 9EY	<b>Please note this property does not have off street parking.</b>
25	12 Smith Street, Wombwell, Barnsley, South Yorkshire, S73 0AQ	WITHDRAWN PRIOR TO AUCTION – PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
28	85 Coltman Street, Hull, East Riding Of Yorkshire, HU3 2SJ	WITHDRAWN PRIOR TO AUCTION – PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
34	Rock Lane West, Birkenhead, CH42 1RF	WITHDRAWN PRIOR TO AUCTION – PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
36	5 Guisborough Court, Middlesbrough, TS6 9NL	Please Note: There is no garden being sold with this property
42	Parking space at Albert Terrace, Skipton, West Yorkshire, BD23 1JD	WITHDRAWN PRIOR TO AUCTION- PLEASE REGISTER YOUR INTEREST WITH THE AUCTIONEERS
45	20 Kipling Road, Hartlepool, County Durham, TS25 4JZ	<b>Please note this property will be sold with a tenant in situ, paying a yield of £120 Per Calendar Week</b>
46	2 Longfellow Street, Houghton Le Spring, Tyne & Wear, DH5 8LF	<b>*** NEW REDUCED GUIDE PRICE OF £38,000 ***</b>
47	171 West View Road, Hartlepool, C.Durham, TS24 0BW	<b>Please note, the tenant has served notice and the property will be sold with vacant possession. EPC rating: D</b>





## **Information for Bidders**

If you are intending to bid at our forthcoming auction, here's what you need to do:

Before bidding we will need you to confirm both your identity and home address by showing us your passport or photo driving licence together with a separate proof of address document such as a utility bill or bank statement no more than 3 months old. See below for a full list of acceptable documents.

If you are not attending in person (bidding by proxy or telephone) and are supplying photos/scans or copies of these documents these can only be accepted where they have been countersigned by a third party who saw the original documents and can attest to them being true copies of your own identity and address proof.

Only copies certified by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, regulated mortgage broker, certified accountant, teacher, doctor, minister of religion, post master or sub-postmaster are acceptable.

If you intend to bid on behalf of a third party, or will include a third party/parties as a joint buyer/s we will need documentation for all parties to be named on the contract and you need to provide written authority from such persons for them to be included on the contract. Please note deposits can only be accepted from parties named on the contract.

Where buying in a company name only bidders who are duly authorised directors may bid, unless they hold written authority from such a director to bid and identity documentation is provided for both the bidder and the director authorising.

## **PLEASE NOTE THAT UNLESS YOU CAN PROVIDE THESE DOCUMENTS YOU WILL NOT BE PERMITTED TO BID**

### **List of acceptable proof of identity and address documentation.**

#### **List A - evidence of identity (including photograph)**

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence

#### **List B - evidence of residence (and showing your name)**

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not mobile phone bill)
- An original council tax bill less than three months old
- An original council rent book showing rent paid for the last three months
- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank, building society or credit card which must be less than three months old

For further clarification on these requirements please email:

[leedsauctions@williamhbrown.co.uk](mailto:leedsauctions@williamhbrown.co.uk)



william h brown

**NOW TAKING LOTS FOR OUR  
NEXT AUCTION TAKING PLACE  
ON **WEDNESDAY 28<sup>TH</sup>**  
**FEBRUARY 2018****

**Please call the auctioneers for a free,  
no obligation auction appraisal**

**T: 01302 710 490**

**E: [leedsauctions@williamhbrown.co.uk](mailto:leedsauctions@williamhbrown.co.uk)**

