



## 2 bed semi-detached house to buy in HD5

Coule Royd, Dalton, Huddersfield, West Yorkshire, HD5 9RF

**£99,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ Semi-detached house
- ✓ Established gardens to the front and rear. Outhouse for storage
- ✓ Lounge and dining kitchen, side hallway
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: No Heating

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

In the residential area of Dalton, this semi-detached house has come to the market with vacant possession and no onward chain.

A suitable opportunity for a variety of buyers to modernise, and create a comfortable two bedroom home in pleasant gardens.

Well situated for travel to Huddersfield Centre and the motorways, the Dalton area has excellent road links and schooling for children of all ages.

The house will require the installation of new windows and a heating system as well as general renovations.

The accommodation comprises:- Reception Hall, Dining Kitchen, Lounge, Landing, Wet Room, and Two Good Sized Bedrooms.

There is a variety of useful storage spaces.

The gardens are mature to include lawned areas and mature plantings.

The essentials: Mains services are available. No formal heating system. We are unaware of a broadband connection. The property is not adapted for wheelchair users. Council Tax Band is A. There is no off-road parking.

Council Tax Band: A

Tenure: Freehold

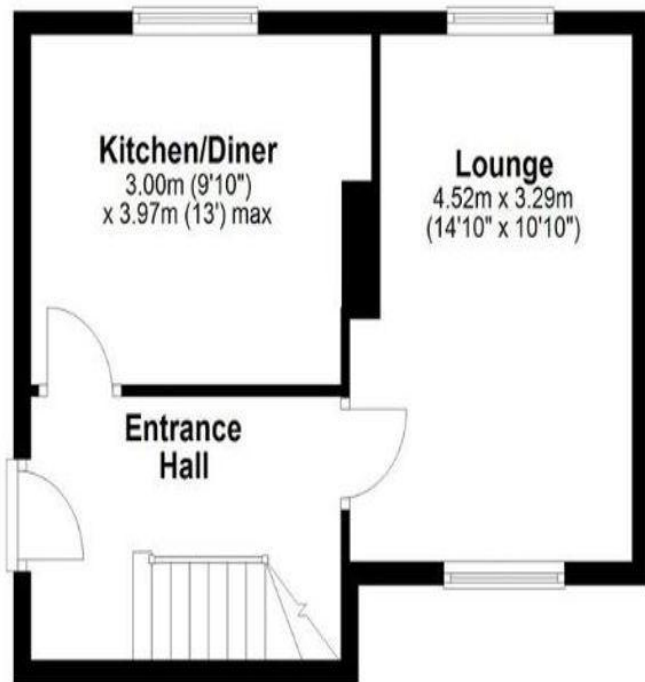
Price: Starting Bid £99,000

Property Type: Semi-detached house

Parking: Allocated

Heating: No Heating

## Ground Floor



## First Floor



| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            | 75        |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  | 43                         |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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

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