



## Halifax Road

Boothroyds, Dewsbury, WF13 2NE

Guide Price £20,000



AUCTION ENDS 29-01-2026 at 13:00PM

FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £20,000 PLUS RES FEE.

Hunters are delighted to offer for sale this stunning and immensely spacious self-contained one double bedroom lower-level basement apartment offering a wealth of charm and desirable living accommodation. Forming part of this historical Grade II listed Building. Built in the 1800's with high ceilings and sash windows. An exceptional property with secure electric gated entrance with allocated parking and having use of the gymnasium and steam room facilities. Ideally located to the motorway network and local amenities close by. Briefly comprising of entrance hallway and access to kitchen, lounge and double bedroom and access to the bathroom.



## AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## ENTRANCE

Lobby with cupboard housing the central heating boiler, laminate to the floor.

## KITCHEN

Fitted wall and base units with a stainless steel single bowl sink and drainer. Complementary worktops and tiling to splash backs. Electric oven with hob and cooker-hood above. Plumbing for washing machine, space for under counter fridge/freezer and tiled flooring. Sash window and radiator.

## LOUNGE

Two sash windows with radiator, wall lights and laminate flooring.

## BEDROOM

Two sash windows with radiator, laminate flooring and wall lights. Storage cupboard.

## BATHROOM

Three piece suite comprising of a hand wash basin, low level wc with concealed cistern and panelled bath with tap attached shower over. part tiled walls, extractor fan, heated towel rail and wall lights.

## LEASEHOLD INFORMATION

Lease Started 9 November 2001

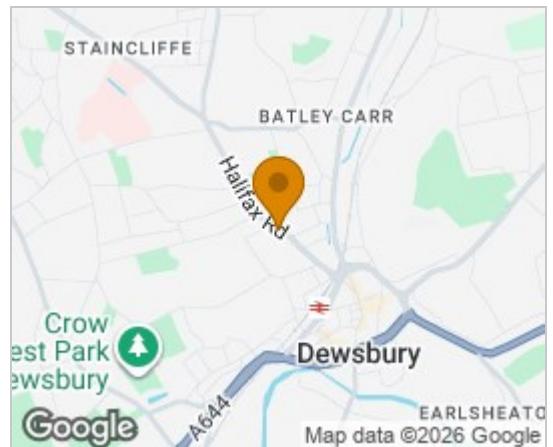
Term 999 Years - Remaining 975 years

Service charge (2025) £4572.58 per annum (includes buildings insurance and maintenance and heating for the apartment and communal areas and use of sauna, and maintenance of, external grounds and communal area's. Ground Rent £125.00 per annum

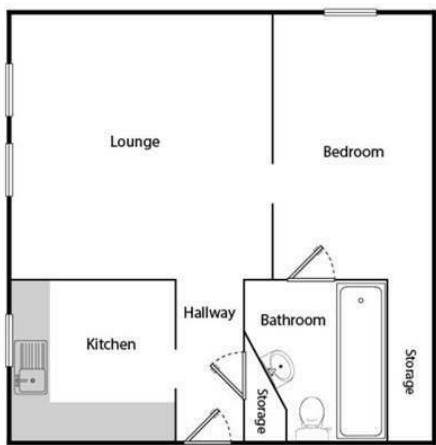
## PARKING

Secure gated access with allocated parking.

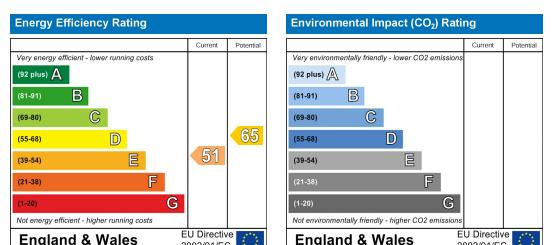
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.