



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

Next Auction: Thursday 27th September 2018

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

LATE ENTRIES & ADDENDUM

LOT 57

A modern two bedroom fifth floor apartment.

AMG

Flat 136, The Gatehaus, Leeds Road, Bradford, West Yorkshire, BD1 5BQ

Description: This modern fifth floor apartment is located in the city centre close to the main shopping centre. It is well established area and provides access to local, shops and public transport

Accommodation:

Apartment: Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom.

Tenure: Leasehold

EPC Rating: C

Viewing: William H Brown , 6 Fair Road, Wibsey,
Bradford, BD6 1QN, T: 01274 693138

PHOTO OF THE BLOCK



*Guide Price £30,000

LOT 58

A vacant double fronted two bedroom back to back terrace house

82 Baxandall Street, Bradford, West Yorkshire, BD5 7BN

Description: Located in a popular residential area of Bradford approximately one mile from the city centre is this terrace house well worthy of an inspection. It benefits from double glazed windows and gas central heating. It will suit an investor to rent out and was previously tenanted at £485 per calendar month.

Accommodation:

Ground Floor: Lounge, Kitchen and Storage Cellar.

First Floor: Landing, Two Bedrooms and Bathroom.

External: Front Garden.

Tenure: Freehold

EPC Rating: D

Viewing: William H Brown , 6 Fair Road, Wibsey,
Bradford, BD6 1QN, T: 01274 693138



*Guide Price £40,000

LOT 59

A vacant six bedroom middle terraced property in need of modernisation.

68 Grange Road, Hartlepool, Durham, TS26 8JF

Description: Offering an ideal investment opportunity is this mid terraced property is located in Hartlepool with six bedrooms requiring a full modernisation throughout. Previously used as bedsits.

Accommodation:

Ground Floor: Entrance Hallway, Two Reception Rooms, Kitchen, Utility Room, Guest Cloakroom.

Half Landing: Eight W/C's.

First Floor: Three Bedrooms.

Second Floor: Three Bedrooms.

External: Front Garden and Rear Yard.

Tenure: Freehold

EPC Rating: TBC

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



*Guide Price £70,000

LOT 60

A bungalow requiring remedial work and modernisation

8 Grove Cottage, Grove Street, Norristhorpe, Liversedge, West Yorkshire, WF15 7AP

Description: This property is located in the popular residential area of Norristhorpe on the edge of Cleckheaton which a range of shops and amenities can be found. The property itself is in poor condition and it is ideal for a builder or investors as a project. The property is accessed via shared access driveway with next door. It has gardens to the front and side along with an outside store.

Accommodation:

Ground Floor: Entrance Porch, Lounge, Dining Area, Kitchen, Two Bedrooms, Store and Shower Room.

Basement: Cellar and Rear Porch.

Tenure: Freehold

EPC Rating: F

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



*Guide Price £95,000

LOT 61

A substantial detached property providing eight bedroom accommodation with annexe, formerly occupied as a children's day nursery.

The Grange, Scawsby Lane, Scawsby, Doncaster, South Yorkshire, DN5 7UE

Description: Located in the residential area of Scawsby, set East of Doncaster is this substantial three storey detached property offering five bedroom accommodation with an additional two storey, three bedroom annexe which is accessed via an attached door benefiting from having its own facilities.

Accommodation:

Ground Floor: Entrance Hall, Kitchen, Lounge, Study, Conservatory, Cloakroom, W/C, Inner Hallway

First Floor: Landing, Master Bedroom with Ensuite Shower, Two Other Bedrooms & Family Bathroom

Attic: Landing, Three Rooms & Attic Room

Annexe - Ground Floor: Entrance Hall, Lounge, Games Room, WC, Bathroom, Dining Room, Kitchen/Utility

Annexe - First Floor: Landing, Three Bedrooms & Shower Room

Exterior: Driveway Leading To Double & Single Garage, Side & Rear Gardens



*Guide Price SOLD PRIOR

LOT 62 A three bedroom semi detached house

Ochre Dyke Walk, Rotherham, South Yorkshire, S61 4JW

Description: This three bedroom semi detached house being well located for Rotherham Town Centre, transport links & local amenities & offering well presented & spacious accommodation ideal for a first time buyer.

Accommodation:

Ground Floor: Entrance Hall, Kitchen and Lounge

First Floor: Study, Three Bedrooms and Bathroom

External: Front and Rear Garden.

Tenure: Freehold

EPC Rating: C

Viewing: William H Brown, 32 Mansfield Road, Rotherham, S60 2DR,
T: 01709 829935



*SOLD PRIOR

LOT 63 A vacant shop with storage to the first floor.

George Street, Hull, East Riding of Yorkshire, HU1 3BA

Description: This property is located on the edge of the city centre close to the city centre shopping area and Queens Gardens. George Street is a busy street of the city with a mixture of residential and commercial properties.

Accommodation:

Ground Floor: Sales Area, Reception, Staff Kitchen, Storage and Stairs To First Floor

First Floor: Storage Room

Exterior: Paved

Tenure: Freehold

EPC Rating: D

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



* SOLD PRIOR

LOT 64 A two bedroom mid terraced mis terraced house.

Coronation Street, Monk Bretton, Barnsley, South Yorkshire,
S71 2ES

Description: A two bedroomed mid terrace property, perfect for first time buyers and investors alike. The property is situated in the highly popular area of Monk Bretton and gives access to local amenities and transport links. A detailed inspection is essential in order to appreciate the accommodation on offer.

Accommodation:

Ground Floor: Lounge, Kitchen

First Floor: Two bedrooms and bathroom.

External : Front and Rear Garden

Tenure: Freehold

EPC Rating: D

Viewing: William H Brown, 24 Market Hill, Barnsley, S70 2QE, T: 01226 733456



*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 14 or 28 days from exchange, although some completion dates may vary therefore it is advised 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 - £995 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 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.

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 viewer's risk.

LOT NO.	ADDRESS	Amendment
2	22 Kingswood Street, Great Horton, Bradford, West Yorkshire, BD7 3DX	**NEW GUIDE PRICE £30,000**
3	179 Tombridge Crescent, Kinsley, Pontefract, West Yorkshire, WF9 5HG	*Withdrawn prior to auction, please contact the auctioneers to register our interest*
4	1 Anlaby Road, Hull, East Riding of Yorkshire, HU1 2NR	*Withdrawn prior to auction, please contact the auctioneers to register our interest*
12	60 Marine Drive, Hartlepool, County Durham, TS24 0DY	**NEW GUIDE PRICE £67,000**
16	No.s 95 and 97 Prospect Street, Hull, East Riding of Yorkshire, HU1 3RT	*Withdrawn prior to auction, please contact the auctioneers to register our interest*
19	46 Howard Park, Cleckheaton, West Yorkshire, BD19 3SF	**NEW GUIDE PRICE** **£40,000-£45,000**
22	Brighthouse Emporium, 42 Bradford Road, Brighthouse, West Yorkshire, HD6 1RY	*Withdrawn prior to auction, please contact the auctioneers to register our interest*
23	76 Bradford Lane, Bradford, West Yorkshire, BD3 8LU	**NEW GUIDE PRICE £40,000**
26	9-13 Scarborough Street, Hartlepool, Cleveland, TS24 7DA	* Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group*
34	117 Washington Street, Girdlington, Bradford, West Yorkshire, BD8 9QP	**NEW GUIDE PRICE £30,000**
35	66 Wormald Street, Liversedge, West Yorkshire, WF15 7JN	**NEW GUIDE PRICE** **£65,000- £70,000**
40	128 Oxbridge Lane, Stockton-On-Tees, Cleveland, TS18 4HW	**SOLD PRIOR**
41	96 Beldon Road, Great Horton, Bradford, West Yorkshire, BD7 3PE	**NEW GUIDE PRICE £35,000**
49	14 Giles Street, Little Horton Lane, Bradford, West Yorkshire, BD5 0SE	**NEW GUIDE PRICE £90,000**
56	7 Swan Street, Bawtry, Doncaster, South Yorkshire, DN10 6JQ	Prospective purchasers are advised the advert description in the catalogue has been amended since going to print. We advise you to make your own enquiries and to view the property as well as the legal pack to confirm the layout prior to bidding. Updated EPC: D
57	136, The Gatehaus, (5FF) Leeds Road, Bradford, West Yorkshire, BD1 5BQ	**LATE ENTRY** **GUIDE PRICE £30,000**
58	82 Baxandall Street, Bradford, West Yorkshire, BD5 7BN	**LATE ENTRY** **NEW GUIDE PRICE £40,000**
59	68 Grange Road, Hartlepool, TS26 8JE	**LATE ENTRY** **GUIDE PRICE £70,000**
60	8 Grove Cottage, Grove Street, Norrithorpe, Liversedge, WF15 7AP	**LATE ENTRY** **GUIDE PRICE £95,000** Please refer to the legal pack regarding rights of access, the cellar area and former dwelling next door EPC: F
61	The Grange, Scawsby Lane, Doncaster, DN5	***SOLD PRIOR***
62	Ochre Dike Walk, Rotherham, S61 4JW	***SOLD PRIOR***
63	George Street, Hull, HU1 3BA	**SOLD PRIOR**
64	Coronation Street, Monk Bretton, Barnsley, S71 2ES	**SOLD PRIOR**

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 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



NOW TAKING LOTS FOR OUR NEXT AUCTION TAKING PLACE ON THURSDAY 6th DECEMBER 2018

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

T: 01302 710 490

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