

## Huddersfield 2 (Lot 249) & 42 (Lot 250) Heritage Mills, Brook Lane, Golcar, West Yorkshire HD7 4HG

BY ORDER OF REF

### Tenure

Leasehold. The properties are on a lease for a term of 99 years (s) from 1st January 1999. The lease has approximately 848 years remaining. The ground rent of £150 per annum.

The properties are situated on the south side of Brook Lane, close to its junction with Chapel Lane. Local amenities are available along Town End to the north, with a more extensive range of shopping facilities being available in Huddersfield town centre to the east. Rail services run from Slaithwaite Station approximately 1.8 miles to the south-west. The M62 Motorway is to the north via the B6111.

Two Long Leasehold Self-Contained Purpose Built  
Flats Available Individually

**Vacant Possession**

### Description

The properties comprise two self-contained ground floor flats each situated within converted buildings. To be offered as individual lots.

### Accommodation

Lot 241 – **Ground Floor** – Reception Room/Kitchen, Two Bedrooms (One with En-Suite Shower Room), Bathroom with WC and wash basin  
Lot 242 – **Lower Ground Floor** – Reception Room/Kitchen, Two Bedrooms (One with En-Suite Shower Room), Bathroom/WC



Lot 250



Lot 249

### Seller's Solicitor

North Ainley Solicitors (Ref: Katrina Fox).  
Tel: 0161 624 5614.  
Email: kmf@northainley.co.uk

**VACANT – Two Long Leasehold Flats**

## Oxford Flat 5 Willowbrook, Water Eaton Road, Oxfordshire OX2 7XD

AMG

BY ORDER OF MORTGAGEES

### Tenure

Leasehold. Please refer to the Sellers Solicitors for further information.

### Location

The property is situated on the east side of Water Eaton Road, close to its junction with Wren Road. Shops are available along Banbury Road to the west, with a more extensive range of other facilities being available in Oxford city centre. Rail services run from Oxford Parkway Station approximately 1.8 miles to the north. The open spaces of Cutteslowe Park are nearby.

### Description

The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and two upper floors. The property benefits from a garage and a passenger lift. The development is gated.

A Leasehold Self-Contained Purpose Built First Floor  
Flat with Garage

### Accommodation

Reception Room, Two Bedrooms (one with En-Suite Shower Room), Kitchen, Bathroom

### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Messrs Graham & Rose Solicitors  
(Ref: Mr A Waller Esq).  
Tel: 01482 323123.  
Email: afw@graham-rose.co.uk

**VACANT – Leasehold Flat**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.