

# 3 bedroom terraced house for sale

Hunter Hill Road, HX2

Guide Price\*

**£50,000**

Monthly mortgage payments

Print









## Property Description

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## Key features

- Vacant Possession
- Off Road Parking
- 3 double bedrooms
- Good Sized Rear Garden
- Rural Location
- Front Driveway now cleared
- Being Sold via Secure Sale Online Bidding -T&C
- Scheduled viewings see below

## Full description

**Tenure:** Freehold

OPEN VIEWINGS scheduled for the following dates, please contact our office to reserve your place.

Tuesday 21st May - 3pm - 4pm

Thursday 30th May - 9am - 10am

Thursday 6th June - 4pm - 5pm

Harvey & Ryall presents, this great opportunity to improve and add value! A mid terrace 3 bedroomed property with vacant possession. Front off road parking and private rear garden. With the right programme of renovations this home would be perfect for a growing family or investor.

Hunter Hill Road, is situated in the Mixenden area of Halifax, around 4 miles to the Northwest of Halifax town centre. The property sits in a row of terraced houses amongst local authority houses and abuts open countryside within 50 meters at the top of Hunter Hill Road. There are bus links to Halifax and on to surrounding towns.

A 3-bedroom Mid Terraced house constructed in brick beneath a tiled roof and has a cladding board detail between the ground and first floor windows. It has a garden to the front which incorporates an off-road parking space and a garden to the rear. There is a gated access from the rear garden to a path serving the terrace, however, the gate was locked, and no access was gained at the time of our inspection to the back of the house and garden as there was no access from the conservatory.

The property benefits from UPVC double glazing & gas boiler fires the central heating system.

Although the property is dated and would benefit from a programme of modernisation,

## Key property details

**Roof material** - Tiled

**Property construction** - Engineered Brick

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Central Heating

Accommodation Listing:

## Ground Floor

**Entrance Hall** 0.92m x 1.86m - Entrance area with window and area to store coats and boots.

**Lounge** 4.25m x 4.53m (max) - Gas fire, radiator, under stairs cupboard, window, archway to kitchen.

**Kitchen** 2.85m x 5.54m (max) - 1½ Bowl stainless steel sink, base & wall units, integrated, window.

**Sunroom (conservatory)** 2.46m x 4.10m - Outlook onto garden with double doors.

**W.C** 1.12m x 1.58m - W.C, wash hand basin, window

## First Floor

**Landing** 2.45m x 1.86m - Access to bedrooms and loft hatch

**Bedroom 1 (front)** 3.91m x 3.22m - Radiator, window.

**Bedroom 2 (rear)** 3.19m x 3.19m - Integrated storage. Radiator, window.

**Bedroom 3 (front)** 2.91m x 2.31m - Radiator, window, storage wardrobe.

**Bathroom** 1.67m x 2.30m - 3-piece avocado suite comprising, w.c., wash hand basin, bath, window.

**Parking arrangements** Off road parking to the front.

**Outside space** Private Gardens to the front and rear.

**Tenure** - Freehold

**Council Tax Band** - A

**Energy Performance Rating** - C (expired to be updated)

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///rewarding.corrosive.tadpole

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

#### **Additional Details**

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 4.0 miles from Halifax Town Centre

- 5.0 miles from Calderdale Royal Hospital

- 8.9 miles from M62 junction 24

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

#### Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## Energy Performance Certificates (EPCs)

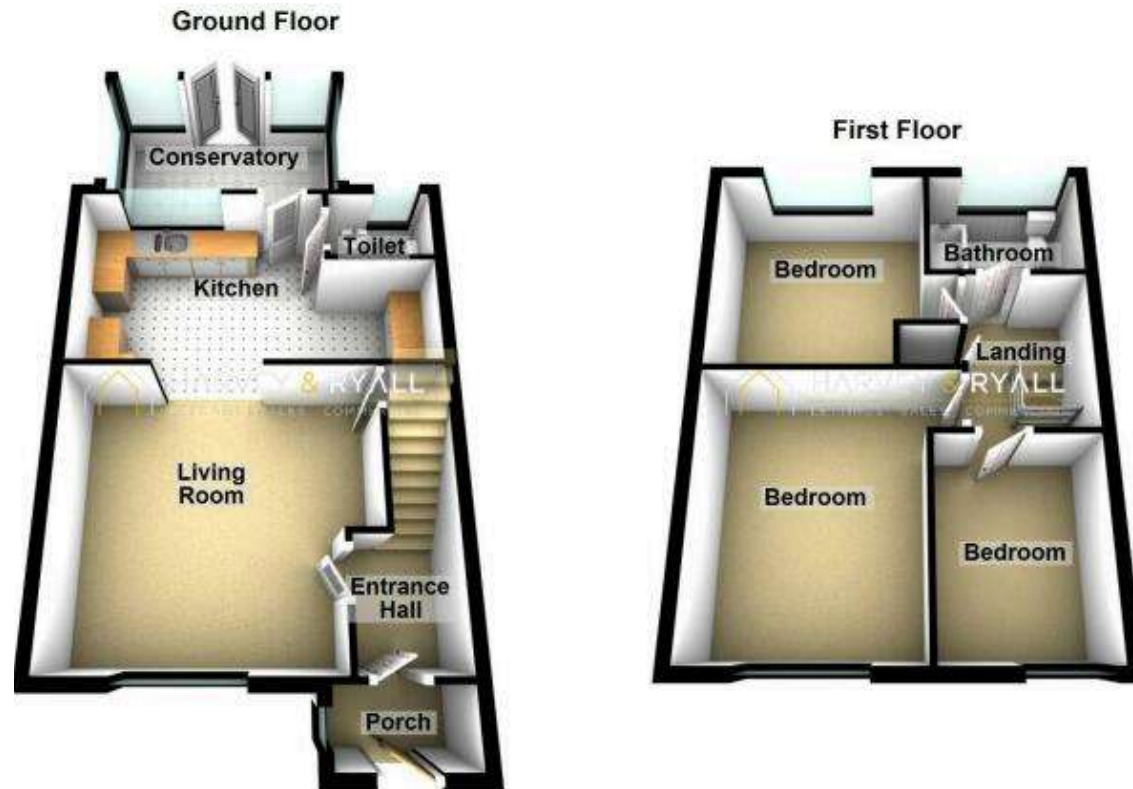
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## Floorplans

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### Floorplan 1

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For illustration purposes only, not to scale.  
Plan produced using PlanUp.

34 Hunter Hill Road, Halifax

## Floorplan 2



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

34 Hunter Hill Road, Halifax

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map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

### **Nearest stations**

Mytholmroyd (3.0 mi)

Sowerby Bridge (3.1 mi)

Halifax (3.5 mi)

Distances are straight line measurements from centre of postcode

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\* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

\***Guide Price:** An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

**Reserve Price:** Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

**Auction Fees:** The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Harvey & Ryall, Huddersfield on +441484599533.

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