



4 Lower Exley Halifax, HX3 9EF

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 4TH OF DECEMBER 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A two bedroomed detached house currently let on a regulated tenancy producing an annual rental income of approximately £6,444 per annum. Located in the residential area of Exley in Halifax, the property is situated close to a number of local amenities and facilities including a local academy school and Calderdale Royal Hospital. The property has also had a new roof in 2024, it's covered by Dixon's of Halifax for another 9 years.

EPC- F
Tenure- Freehold
Council Tax- D

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 4TH OF DECEMBER 2025
- STUNNING SECLUDED LOCATION
- EPC-F, TENURE- FREEHOLD, COUNCIL TAX D
- TENANTED TWO BEDROOM DETACHED HOME
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £155,000

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Ground Floor

Lounge

13'1" x 11'1"

Having a feature fireplace a window and a radiator.

Dining Kitchen

21'7" x 15'1"

Fitted kitchen with a range of matching wall and base units and work surfaces over. Incorporating sink/drain unit, gas cooker point, combination boiler and plumbing for a washing machine. Window to the rear elevation, a radiator and door to the rear.

First Floor

Bedroom One

15'5" x 13'1"

Having a window and a radiator.

Bedroom Two

13'5" x 11'1"

Having a window and a radiator.

Bathroom

11'9" x 8'6"

Having a four piece suite comprising of a bath, a shower cubicle, basin and a wc. A window and a radiator.

Second Floor

Loft Room

Having a fixed stair case that leads up to the loft room which could be converted into additional living space.

Exterior

Having a mature garden to the rear which is mainly laid to lawn.

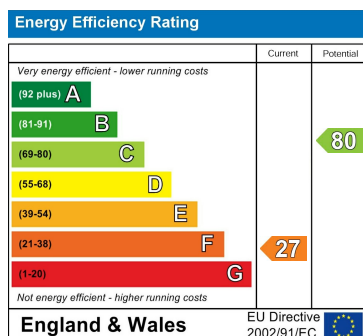
Solicitors

Wilkinson Woodward

Ref:- Laura Kurowski

Brochure Prepared

3/11/2025



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.