

Peter David

Properties Ltd

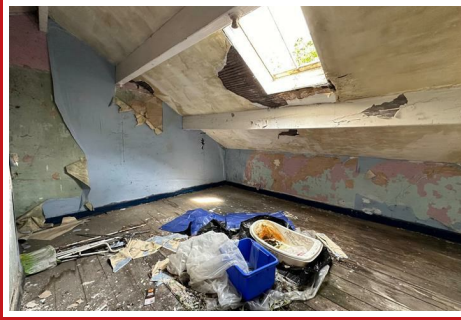
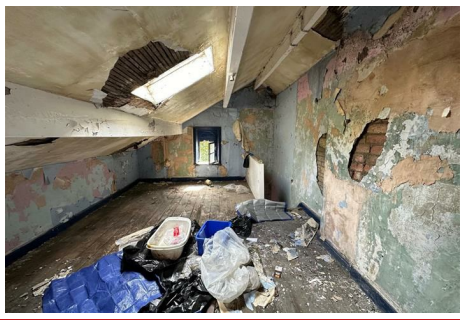
Residential Sales and Lettings



Clifton Street,

By Auction £63,000





*** IN NEED OF TOTAL REFURBISHMENT *** TWO BEDROOM end terrace for AUCTION. The property briefly comprises of a living room and kitchen on the ground floor, to the first floor one double bedroom and family bathroom. The 2nd double bedroom is located on the second floor. Cellar. Externally there is on street parking.

For Sale Via Peter David Properties Ltd Online Auction powered by Bamboo Auctions.

Auction end date and time:

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Peter David Properties website, and click on the 'online auction' tab

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. The complete legal pack would need to be inspected before an offer would be considered.

- 2 BEDROOM END TERRACE
- IN NEED OF TOTAL REFURBISHMENT
- AUCTION
- EPC RATING G
- COUNCIL TAX BAND A

Accommodation

Ground Floor

Kitchen

9'10" x 5'9" (3.02 x 1.77)

Lounge

13'2" x 13'0" (4.02 x 3.97)

First Floor

Bathroom

9'8" x 4'9" (2.95 x 1.47)

Bedroom

12'5" x 9'11" (3.80 x 3.04)

Second Floor

19'1" x 13'1" (5.83 x 4.00)

Cellar

Directions

Please use post code HX6 2DA for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

FEES

- Buyer pays £5000
- £1040 - Deposit
- £3960 Buyers fee



Road Map



Hybrid Map

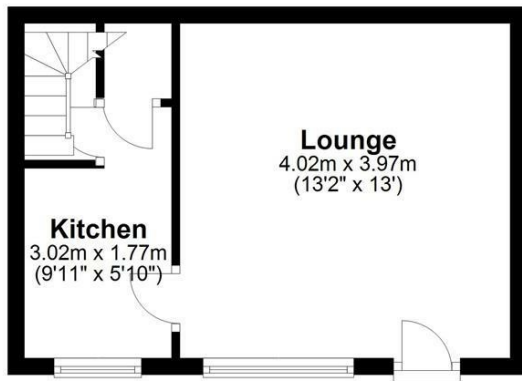


Terrain Map

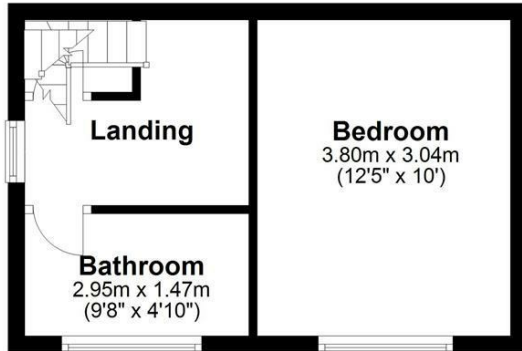


Floor Plan

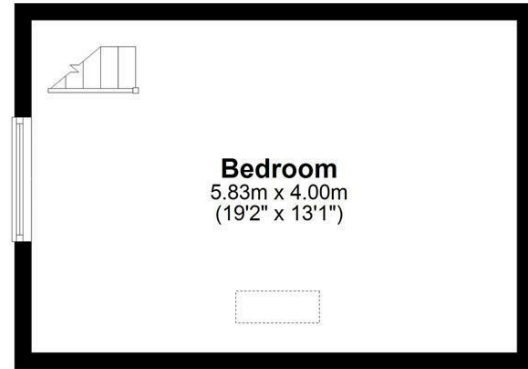
Ground Floor



First Floor



Second Floor

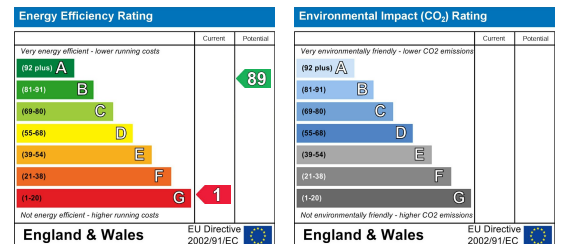


To be used as a guide for illustration purposes only.
Plan produced using PlanUp.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk