

## FOR SALE BY AUCTION

30 Melrose Street  
Halifax  
HX3 5BZ

- Ground floor studio flat
- End-of-terrace
- Investment opportunity
- Situated within Lee Mount close to Halifax town centre



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## Location

The property is on Melrose Street, just off the main A629 Keighley Road. It is within Lee Mount, a suburban residential area located north of Halifax. Lee Mount has a mix of housing and local amenities. The property is located approximately 3.1 miles from Halifax town centre.

## Description

An opportunity to purchase at auction a studio flat. The house is brick-built under a pitched tiled roof.

The accommodation, in brief, comprises a main bedroom, a kitchen with access to a toilet and shower room, and a basement.

Please refer to the legal pack.

## EPC

The property has been assessed with an EPC rating of E (41).

## Tenure

The property is held as a freehold on title number WYK818024, details of which are available within the legal pack.

## Tenancies

The studio flat is currently let out on an AST agreement; the passing rent is £425 pcm.

## Guide Price

**£41,000, reflecting a gross yield of 12.44%.**

## Council Tax

The property is within Council Tax band A.

## Terms

A share of the Freehold property is offered via auction.

## VAT

The price quoted is exclusive of VAT (if applicable).



**Walker Singleton**  
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## Solicitor

Ramsdens Solicitors LLP  
1 Hungerford Road  
Huddersfield  
HD3 3AL

Contact: Simon Mills  
Email: [Simon.Mills@ramsdens.co.uk](mailto:Simon.Mills@ramsdens.co.uk)  
Tel. 01484 558062

## Viewing

For viewing arrangements, please get in touch with the agent:

### Lily Garside

Direct Line: **01484 477627**  
Email: [lily.garside@walkersingleton.co.uk](mailto:lily.garside@walkersingleton.co.uk)

### Hector Helson

Direct Line: **01484 477600**  
Email: [hector.nelson@walkersingleton.co.uk](mailto:hector.nelson@walkersingleton.co.uk)

## Auction Information

The property is to be sold via online auction on Friday, 16th May 2025.

The Buyer shall pay to the Seller the sum of **£150.00** in respect of search fees incurred by the Seller and the sum of **£375.23** as contribution towards the Seller's legal costs for the preparation of the Auction Pack.

There will be a buyer's administration fee of **£950 + VAT** on this lot. This will be chargeable upon the fall of the electronic gavel.

**IMPORTANT NOTICE TO BIDDERS** If you intend to bid at the auction, you MUST provide two forms of identification. Passport or Drivers Licence AND proof of current address.

## Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 business days following the fall of the electronic gavel, or if the Lot is sold prior to the auction, 20 business days from the date the contract is signed.

Ref: 47121



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