

## FOR SALE BY AUCTION

11 East Byland  
Illingworth  
Halifax  
HX2 9JY

- Three Bedroom House
- Terraced House
- Investment Opportunity
- Situated within Illingworth close to Halifax town centre



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## Location

The property is on East Byland Road, just off the main A629 Keighley Road. It is within Illingworth, a suburban residential area located north of Halifax. Illingworth 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 a 3-bedroom house at auction. The accommodation, in brief, is a living room, kitchen, bedrooms and shower room.

Please refer to the legal pack.

## EPC

The property has been assessed with an EPC rating of D (63).

## Tenure

The property is held as a freehold on title number WYK669572, details of which are available within the legal pack.

## Tenancies

The house is currently let out on an AST agreement; the passing rent is £550 pcm.

## Guide Price

**£75,000, reflecting a gross yield of 8.80%.**

## Council Tax

The property is within Council Tax band A.

## Terms

The Freehold property is offered via auction.

## VAT

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



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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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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 Nelson

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



## Auction Information

The property will be sold via an online auction on Friday, 9th 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 **£341.63** 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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