

FOR SALE BY AUCTION

11/12 Belle Vue Terrace
Luddendenfoot
Halifax
HX2 6HG

- Double fronted through-terraced house
- Four bedrooms
- Garden and parking space
- Requires modernisation
- Excellent renovation project, with scope to convert to two dwellings (STPP)



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Location

The property is located in the picturesque village of Luddendenfoot, in the Upper Calder Valley area of West Yorkshire, approximately 2.5 miles east of Hebden Bridge, 3.5 miles west of Halifax and 14 miles east of Burnley. The nearby village of Mytholmroyd benefits from a main line railway station.

The property is located fronting Booth House Road, in a pleasant, elevated, semi-rural position, overlooking the River Calder.

From the A646 Burnley Road, the property is accessed via several, partly single track, roads.

Description

The subject property is a double fronted mid through-terraced house built in approximately 1900, which provides accommodation over basement, ground and first floor levels. The property was originally built as two separate properties and has at some time been converted into a single house.

At ground floor level, the property provides a kitchen and two living areas. The first floor of the property incorporates four bedrooms and two bathrooms.

The property is dated in appearance and condition and requires modernisation throughout.

Externally, the property has a garden and a parking space to the front.

To the rear of the property is a retaining wall which would seem to be outside the ownership of the subject property. The wall is showing signs of bulging and instability.

EPC

The property has been assessed with an EPC rating of E (39).

Tenure

The property is held freehold on title numbers WYK142340 and WYK939455, details of which are available within the legal pack.

Guide Price

£190,000

Council Tax

The property is within Council Tax band C.



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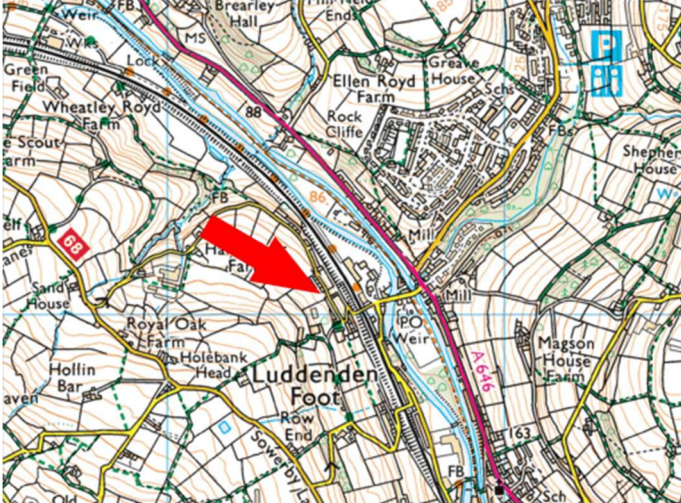
4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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VAT

The price quoted is exclusive of VAT. We understand VAT is not applicable on this lot.

Solicitor

Wilkinson Woodward Solicitors
11 Fountain Street
Halifax
HX1 1LU

Contact: Tim Manock
Email: tm@wilkinsonwoodward.co.uk
Tel. 01422 339600

Viewing

For viewing arrangements, please contact the agent:

Lily Garside

Direct Line: **01484 477627**
Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: **01484 477600**
Email: hector.nelson@walkersingleton.co.uk

Auction Information

The property will be sold via an online auction on Thursday 16th October.

The Buyer shall pay to the Seller the sum of £226.10 in respect of search fees incurred by the Seller and the sum of £350.00 + VAT 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: 47001



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