

FOR SALE BY AUCTION

27 Holmes Terrace
Halifax
HX2 0JA

- Mid-terrace stone built house
- Two bedrooms
- Convenient residential location
- Front garden with off road parking



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Location

The property is located on Holmes Terrace, within an established residential area of Halifax, West Yorkshire. There is convenient access to local amenities, including a primary school and doctors within a short walking distance.

The property lies approximately 2 miles east of Halifax town centre, which offers a comprehensive range of retail, leisure and professional services.

There are good transport connections, with regular bus services operating close by.

Description

An opportunity to purchase at auction a two bedroom mid terraced house. The house is stone built under a dual pitched slate roof with UPVC windows and door.

The accommodation, in brief, comprises: entrance, living room, and kitchen. To the first floor is one main bedroom, one single bedroom and a house bathroom comprising bath with overhead shower, WC and WB. There is a basement which is accessed from the kitchen housing the boiler and utility meters.

The property benefits from gas central heating throughout, heated by a i-mini boiler.

There is a garden to the front of the property as well as an off road parking space.

EPC

The property has been assessed with an EPC rating of D (65).

Tenure

The property is held freehold on title number WYK197885, details of which are available within the legal pack.

Guide Price

£60,000-£70,000

Council Tax

The property is within Council Tax band A.



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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

A H Brooks & Co
Central Buildings,
High Street,
Cheadle,
ST10 1AR

Contact: Lee Pointon
Email: Leepointon@ahbrooks.co.uk
Tel. 01538 754253

Viewing

For viewing arrangements, please contact the agent:

Lily Garside

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

Phil Deakin

Direct Line: **01484 477600**
Email: phil.deakin@walkersingleton.co.uk

Auction Information

The property will be sold via an online auction on Thursday 20th November.

The Buyer shall pay to the Seller the sum of £378.54 in respect of search fees incurred by the Seller.

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: 47761



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