

Walker Singleton

FOR SALE BY AUCTION

280 Huddersfield Road
Halifax
HX3 0PF

- Two bedroom terrace house
- Two reception rooms
- Garden to front and rear
- Situated within the sought after area of Skircoat Green



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Location

The property is situated on main A629 Huddersfield Road, within Skircoat Green. This is a highly sought after residential location close to Halifax Town Centre. It is within walking distance to local amenities, Calderdale Royal Infirmary and The Crossley Heath school.

Description

An opportunity to purchase at auction a two bedroom terraced house. The house is stone built under a dual pitched slate roof with timber sash windows throughout.

The accommodation, in brief, comprises: entrance hall, living room, kitchen and dining room with access to the cellar. To the first floor are two double bedrooms and the house bathroom. Access to the attic is via stairs on the first floor hallway. The attic comprises one small storage room and a room which could be converted into a bedroom. The property benefits from gas central heating throughout, heated by a Vaillant boiler.

There are low maintenance gardens to both the front and rear.

Services

Please refer to the legal pack.

Accommodation

The total approximate net/gross internal floor areas are:

Floor	Ft ²	M ²
Cellar	132	12.25
Ground	490	45.48
First	481	44.68
Attic	264	24.54
Total approximate NIA/GIA	1,367	126.95

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

The property has been assessed with an EPC rating of E (53)

Tenure

The property is held Freehold on title number WYK222197, details of which are available within the legal pack.

Guide Price

£150,000

Walker Singleton

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Oak House, New North Road, Huddersfield, HD1 5LG



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Council Tax

The property is within Council Tax band B.

Terms

The Freehold property is offered via auction with vacant possession.

VAT

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

Solicitor

Wilkinson Woodward
11 Fountain Street
Halifax
HX1 1LU

Contact: Melanie Leadbitter
Email: ml@wilkinsonwoodward.co.uk
01422 339600

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 477619**
Email: phil.deakin@walkersingleton.co.uk

Auction Information

The property is to be sold, via on-line auction, on Thursday 25th July 2024.

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.

Ref: 46331



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