



Albany Terrace, Halifax HX3 9JD

welcome to

Albany Terrace, Halifax

Mid-terrace property in Halifax, Guide Price of £70,000 which benefits from two bedrooms and could be a three bedroom if desired. Renovation required throughout. Benefitting from spacious rooms with two bathrooms, w/c room dining room and sitting room. Contact us now to view!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter the property through a uPVC door to the front elevation into the entrance hall which provides access to the lounge.

Lounge

13' x 15' 9" (3.96m x 4.80m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. The lounge itself has carpeted flooring.

Dining Room

12' 10" x 15' 10" (3.91m x 4.83m)

With two double glazed windows to the rear elevation, central heating radiator and two ceiling light points. The dining room has carpeted flooring.

Sitting Room

15' 10" x 12' 11" (4.83m x 3.94m)

Sitting room with a uPVC door to the rear elevation, double glazed window to the rear elevation, ceiling light point and central heating radiator. With carpeted flooring and could be a third bedroom if desired.

Bathroom

Located on the lower ground floor is the bathroom which comprises of a low level w/c, wash hand basin and a panelled bath. There is a double glazed window to the front elevation, spot lights and vinyl flooring.

Bedroom One

12' x 11' 3" to ward (3.66m x 3.43m to ward)

Double bedroom with a double glazed window to the rear elevation, ceiling light and central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

10' 10" x 10' (3.30m x 3.05m)

Bedroom two with carpeted flooring, central heating radiator, ceiling light point and a double glazed window to the front elevation.

Bathroom

Located on the first floor, bathroom two with a double glazed window to the front elevation, ceiling light point and central heating radiator. With a wash hand basin, panelled bath and the bathroom itself has carpeted flooring.

W/c Room

Located on the first floor is a w/c room which comprises of a low level w/c, wash hand basin, ceiling light point and a central heating radiator. There is carpeted flooring and a double glazed window to the rear elevation.



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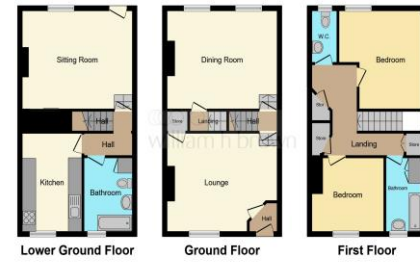
Albany Terrace, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **GUIDE PRICE £70,000**
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: D

guide price

£70,000



view this property online [williamhbrown.co.uk/Property/HFX112319](https://www.williamhbrown.co.uk/Property/HFX112319)

Please note the marker reflects the postcode not the actual property



Property Ref:
HFX112319 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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