



Gibbet Street, Halifax HX2 0AL

welcome to

Gibbet Street, Halifax

Offering spacious family living accommodation is this detached property situated in Halifax at a Guide Price of £150,000, close to schools & amenities. Benefitting from a conservatory & good sized rear garden. Renovation is required throughout. Contact us 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.

Lounge

18' 5" x 17' 5" (5.61m x 5.31m)

Spacious lounge with double glazed windows to the front & rear elevation, two central heating radiators and six wall lights. Boasting exposed beams, a gas fire with surrounding stone and the lounge itself has carpeted flooring.

Dining Room

11' 6" x 13' (3.51m x 3.96m)

With two double glazed windows to the side elevation, ceiling light point and central heating radiator. There is a gas fire and the dining room has carpeted flooring.

Kitchen

12' 5" x 9' 2" (3.78m x 2.79m)

With wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There are double glazed windows to the rear elevation, wood door to the side elevation, central heating radiator and a strip light. With an oven & induction hob, laminate flooring and the house boiler is also located in the kitchen.

Conservatory

7' 9" x 5' 8" (2.36m x 1.73m)

With seven double glazed windows, tiled flooring and uPVC door to the side elevation which leads out to the rear garden.

First Floor Landing

With exposed beams, carpeted flooring, central heating radiator and wall lights. There is also a double glazed window to the rear elevation.

Bedroom One

18' 5" x 15' 11" (5.61m x 4.85m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and two central heating radiators. The bedroom provides ample space for free standing furniture, has carpeted flooring and benefits from fitted wardrobes.

Study/occasional Room

10' 6" x 11' 7" (3.20m x 3.53m)

With central heating radiator, ceiling light point, carpeted flooring and a double glazed window to the side elevation.

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin, bidet and a panelled bath with a shower over & glass shower screen. There is a double glazed window to the rear elevation, ceiling light point and the bathroom itself has tiled walls and carpeted flooring.

Externally

To the rear of the property there is a good sized garden which is paved & lawned with shrubs.

Garage

Garage with a wood door. No working power and could be ideal for storage space.



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Gibbet Street, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****GUIDE PRICE £150,000****
- CONSERVATORY

Tenure: Leasehold EPC Rating: Awaited

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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