



**Watkinson Road, Halifax HX2 9DA**

**welcome to**

**Watkinson Road, Halifax**

Comprising of an entrance hall, lounge, kitchen, conservatory, three bedrooms, family shower room, gardens to front and rear and garage and driveway to the front. Although needing some cosmetic work, this property holds so much potential to be an ideal family home suited to a number of buyers!



## 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

17' 5" x 13' 1" ( 5.31m x 3.99m )

The lounge is generous in size and benefits from double glazed windows to the side and rear providing ample natural light, electric fire with built in storage, ceiling light points, sliding doors to the conservatory and central heating radiator.

## Kitchen

12' 1" x 11' 3" ( 3.68m x 3.43m )

The kitchen is another good sized room that benefits from wooden wall and base units, tiled splashback, stainless steel sink and drainer, integrated gas hob, space/plumbing for appliances, ceiling light points, double glazed window to the front and vinyl flooring. This room has potential to be a kitchen/diner.

## Cellar

Large storage cellars providing ample storage space.

## Conservatory

12' 2" x 11' ( 3.71m x 3.35m )

The conservatory provides an additional reception room which could be used as a lounge or dining space and comprises of double glazed windows to the side and rear, ceiling light points, built in storage with drop down bed, and door to the rear providing access to the rear garden.

## Shower Room

Located on the ground floor, the shower room benefits from a wash hand basin with units below, ceiling light point, shower cubicle, w/c, double glazed frosted window to the side and central heating radiator.

## Bedroom One

13' 3" x 12' 3" ( 4.04m x 3.73m )

Bedroom one is a good sized room that comprises of built in wardrobes/storage, stainless steel sink, ceiling light point and double glazed window to the rear. This room will accommodate a double bed and usual bedroom furniture.

## Bedroom Two

12' 4" x 10' 3" ( 3.76m x 3.12m )

Bedroom two comprises of built in wardrobes/storage, ceiling light point and double glazed window to the front. This room will accommodate a double bed and usual bedroom furniture.

## Bedroom Three

9' 10" x 5' 11" ( 3.00m x 1.80m )

Bedroom three could be utilised as an at home office/ study and comprises of a double glazed window to the side, ceiling light point and central heating radiator.

## W/ C

The w/c benefits from a wash hand basin, vinyl flooring, ceiling light point and w/c.

## Additional/ External

To the front is a garage and driveway with up and over door and ceiling light point and enclosed garden space with flagged pathway leading to the property. To the rear leading down the steps from the conservatory the property benefits from a large lawned area with a border of mature trees and shrubbery with outbuilding and additional paved area ideal for seating area. The property also comes with additional land at the very bottom of the garden.



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## Watkinson Road, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS & DETACHED
- LARGE GARDENS

Tenure: Freehold EPC Rating: F

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113190 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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