



**Brow Bottom Lane, Halifax, HX2 8TE**



**welcome to**

**Brow Bottom Lane, Halifax**

\*\*\*REMAINS AVAILABLE UNDER THE AUCTION CONDITIONS\*\*\*CONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW\*\*\*



### Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

**\*\*PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU\*\***

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

### Important Notice

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety

inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

### Entrance Hall

Enter the property through UPVC door to the front into entrance hall with vinyl flooring, ceiling light point and gas central heating radiator.

### Lounge

16' 4" x 11' 5" max ( 4.98m x 3.48m max )  
Lounge with carpeted flooring, ceiling light point, double glazed window to the front, gas fire and gas central heating radiator.

### Kitchen

14' 10" x 9' 7" ( 4.52m x 2.92m )  
Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, double oven, induction hob, tiled flooring, two ceiling light points, gas central heating radiator and double glazed window to the rear.

### Utility Room

9' 8" x 4' 6" ( 2.95m x 1.37m )  
With low flush w/c, wash hand basin, plumbing for washing machine, vinyl flooring, ceiling light point, double glazed window to the side and houses the boiler.

### Landing

With carpeted flooring, ceiling light point, window to the side and provides access to the loft.

### Bedroom One

13' 4" max x 11' 2" max ( 4.06m max x 3.40m max )  
With carpeted flooring, double glazed window to the front, ceiling light point and gas central heating radiator.

### Bedroom Two

11' x 9' 7" max ( 3.35m x 2.92m max )  
With carpeted flooring, double glazed window to the rear, ceiling light point and gas central heating radiator.

### Bedroom Three

8' 9" x 6' 9" to wardrobe ( 2.67m x 2.06m to wardrobe )  
With carpeted flooring, ceiling light point, double glazed window to the front, fitted wardrobes and gas central heating radiator.

### Bathroom

Comprises of panel bath with shower over, wash hand basin, vinyl flooring, double glazed window to the rear, eight spotlights, tiled walls and gas central heating radiator.

### W/C

Separate w/c with double glazed window to the side, vinyl flooring and three spotlights.

### Garage

Garage with roller door and is alarmed.

### Outside

Driveway and lawned garden to the front and to the rear lawn garden.



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## **Brow Bottom Lane, Halifax**

- FOR SALE BY AUCTION
- THREE BEDROOM SEMI-DETACHED
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£85,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113324 - 0012

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.

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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