



Warley Road, HALIFAX HX1 3TW

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Warley Road, HALIFAX**

Offered to the market is this two bedroom through by light end terrace property. This property is in need of some cosmetic work and is close to schools and local shops.



## 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

13' 2" max x 12' 4" max ( 4.01m max x 3.76m max )  
With double glazed window to the front, log burner, gas central heating radiator, UPVC door to the rear, laminate flooring and ceiling light point.

## Kitchen

10' 3" x 8' 9" ( 3.12m x 2.67m )  
Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, oven, induction hob, integrated fridge freezer, ceiling

light point, three spot lights, double glazed window to the front and vinyl flooring.

## Landing

With double glazed window to the rear, gas central heating radiator, ceiling light point and carpeted flooring.

## Bedroom One

11' 3" x 7' 11" ( 3.43m x 2.41m )  
With double glazed window to the rear, gas central heating radiator, ceiling light point and carpeted flooring.

## Bedroom Two

15' 2" max x 7' 2" max ( 4.62m max x 2.18m max )  
With double glazed window to the front, gas central heating radiator, carpeted flooring and ceiling light point.

## Bathroom

Three piece suite comprises of panel bath with shower over, wash hand basin, w/c, double glazed window to the front, gas central heating radiator, vinyl flooring, tiled walls and ten spot lights.

## Outside

Paved yard to the front.



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## Warley Road, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom
- End terrace

Tenure: Freehold EPC Rating: E

guide price

**£65,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113319 - 0003

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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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