



Matlock Street, HALIFAX HX3 5ED

welcome to

Matlock Street, HALIFAX

CASH BUYERS ONLY! A two bedroom mid-terrace property in Lee Mount, Halifax located close to local amenities and transport links. Benefitting from a yard and on-street parking, ideal investment opportunity. Call us now to arrange a viewing!



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

14' 9" x 12' 3" max (4.50m x 3.73m max)

Upvc door to front, central heating radiator, two wall lights, upvc double glazed window to the front elevation and ceiling light point.

Kitchen

11' 9" max x 5' (3.58m max x 1.52m)

Ceiling spot lights and upvc double glazed window to the front elevation.

First Floor Landing

Ceiling light point and stair case to second floor.

Bedroom One

17' 11" max x 14' 10" max (5.46m max x 4.52m max)

Located on the second floor. Velux window, central heating radiator and ceiling light points.

Bedroom Two

14' 10" max x 9' 5" (4.52m max x 2.87m)

Ceiling spot lights, upvc double glazed window to the front elevation and central heating radiator.

Bathroom

Low level Wc, panelled bath and pedestal wash hand basin. Tiled walls, central heating towel rail and upvc double glazed window to the front elevation.



check out more properties at williamhbrown.co.uk



welcome to

Matlock Street, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOMS
- MID-TERRACE

Tenure: Freehold EPC Rating: Awaited

guide price

£60,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX112905 - 0002

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.



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk