



Fernfield Terrace, Halifax HX3 6NL

welcome to

Fernfield Terrace, Halifax

A two bedroom mid-terrace property in Boothtown. The property would make an ideal investment and is close to local schools, amenities and transport links. Call us now to book your 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' 5" x 14' 1" (4.39m x 4.29m)

The lounge has ceiling light point, UPVC double glazed window to front, two wall lights and entrance door.

Kitchen

11' 3" x 8' 6" (3.43m x 2.59m)

The Kitchen comprises of wall and base units, sink & drainer. Space & plumbing for washing machine, space for cooker, strip light, vinyl flooring. UPVC double glazed window to the rear and door to rear.

Bedroom 1

11' 9" x 8' 2" (3.58m x 2.49m)

This room has a ceiling point light and UPVC double glazed window to rear.

Bedroom 2

10' 5" x 8' 2" (3.17m x 2.49m)

This bedroom has ceiling light point. UPVC double glazed window to front.

Bathroom

The bathroom has a WC, pedestal wash hand basin and paneled bath. UPVC double glazed window to the front elevation.

Garden

The property has a front low maintained garden and yard to the rear. On-street parking is available.



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Fernfield Terrace, Halifax

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

Tenure: Freehold EPC Rating: Awaited

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113286 - 0002

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