



Lee Mount Road, Halifax HX3 5BQ

welcome to

Lee Mount Road, Halifax

A three bedroom end-terrace property in Lee Mount, Price £90,000, which is close to schools & local amenities, set out over four floors and benefitting from front & side gardens. The property does require some modernisation. Early viewings are highly recommended so contact us 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.

Entrance Hall

Enter the property through a uPVC door to the front elevation where there is a double glazed window to the side elevation, a central heating radiator and carpeted flooring.

Lounge

17' x 11' 3" (5.18m x 3.43m)

Spacious lounge with a double glazed window to the front elevation, a ceiling light point and a central heating radiator. There are two wall lights and the

lounge itself has carpeted flooring.

Kitchen

15' 8" x 16' 7" (4.78m x 5.05m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer. There is a strip light, a central heating radiator and a double glazed window to the front elevation, also plumbing for a washing machine & a dryer. The kitchen itself has tiled flooring.

First Floor Landing

With a ceiling light point and carpeted flooring.

Bedroom One

14' 5" x 11' 4" (4.39m x 3.45m)

Double bedroom with a ceiling light point, a central heating radiator and a double glazed window to the front elevation. The bedroom itself has carpeted flooring.

Bedroom Two

13' 9" x 8' 4" (4.19m x 2.54m)

With a double glazed window to the rear elevation, a central heating radiator and a ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Three (attic)

8' 2" x 6' 11" (2.49m x 2.11m)

Attic bedroom with a double glazed window to the side elevation, a ceiling light point, a central heating radiator and carpeted flooring.

Bathroom

The house bathroom comprises of a low flush w/c, wash hand basin with a vanity unit and a walk in shower. There are three spot lights, a double glazed window to the front elevation and the bathroom is fully tiled.

Externally

Externally to the front & the side of the property is paved and lawned gardens.



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Lee Mount Road, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LEE MOUNT LOCATION
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaiting

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113726 - 0005

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