



Newstead Grove, HALIFAX HX1 4TD

welcome to

Newstead Grove, HALIFAX

Offered with no onward chain is this two bedroom mid-terrace property situated in Pellon offering spacious living accommodation situated close to schools & amenities which could be of interest to the investor. Benefitting from a rear garden. Contact us now to view!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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' 10" x 11' 7" (4.52m x 3.53m)

Spacious lounge with a double glazed bay window to the front elevation, two wall lights, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring.

Kitchen

11' 6" x 6' 5" (3.51m x 1.96m)

With wall & base units, complementary worksurfaces incorporating sink and drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling light point and UPVC door which leads to the rear garden. With an oven & gas hob and the kitchen itself has vinyl flooring.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

14' 8" x 10' 7" (4.47m x 3.23m)

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

Bedroom Two

8' 11" x 8' 3" (2.72m x 2.51m)

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

Bathroom

The bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has tiled walls & vinyl flooring.

Externally

To the front of the property there is on street parking and a paved yard with gated access. To the rear is a garden which is paved, lawned and fenced.



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Newstead Grove, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- ***PRICE £70,000***
- NO ONWARD CHAIN

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

guide price

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114277 - 0004

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