



St. Giles Road, Halifax, HX3 8BG

welcome to

St. Giles Road, Halifax

Offered with no onward chain is this two bedroom mid-terrace property situated in Lightcliffe, Guide Price £105,000 which could be of interest to the Investor. Situated within close proximity to local amenities & schools. Modernisation is required throughout. 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

15' 1" max x 9' 7" (4.60m max x 2.92m)

The lounge comprises of a ceiling light point, fitted gas fire with stone fireplace, gas central heating radiator and a UPVC double glazed window to the rear elevation.

Kitchen

13' 8" x 5' (4.17m x 1.52m)

The kitchen comprises of vinyl flooring, ceiling strip light, matching wall and base units, UPVC double glazed window to the front elevation and a UPVC door to the front elevation.

First Floor Landing

The first floor landing provides access to the first floor accommodation and has floorboards.

Bedroom One

15' max x 8' 11" max (4.57m max x 2.72m max)

Bedroom one comprises of ceiling light point, gas central heating radiator, UPVC window to the front elevation.

Bedroom Two

11' x 6' 11" (3.35m x 2.11m)

Bedroom two comprises of ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, panelled bath, pedestal wash basin, UPVC double glazed window to the front elevation.

Cellar

There is a cellar that would be great for extra storage space.

Externally

Externally the property has paved yards to the front and rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***GUIDE PRICE £105,000***
- SITUATED CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£105,000



This floor plan is for illustrative purposes only it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as part of any agreement. No liability is taken for any errors, omissions or misstatements. A party should rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113590 - 0003

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