



Ashville Grove, Halifax, HX2 0PN

welcome to

Ashville Grove, Halifax

No onward chain! Three-bedroom mid terrace property situated in the Pellon location of Halifax which could be of interest to the Investor. Situated close to schools, local amenities and public transport links with access to the town centre. 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.

Entrance Hall

The entrance hall comprises of ceiling light point, UPVC door to the front.

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

The lounge comprises of vinyl flooring, ceiling light point, gas central heating radiator, fitted gas fire, wall lights, UPVC double glazed window to the front elevation.

Kitchen

17' 4" x 17' 5" (5.28m x 5.31m)

The kitchen comprises of vinyl and tiled flooring, ceiling strip light, gas central heating radiator, matching wall and base units with work top over, UPVC door to the rear elevation, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of ceiling light point.

Bedroom One

13' 2" x 9' 10" (4.01m x 3.00m)

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

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

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

Bathroom

The bathroom comprises of tiled walls and flooring, gas central heating radiator, fitted vanity unit with wash basin, low level W/c, fitted shower, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from large lawned gardens front and rear.



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Ashville Grove, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM MID-TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
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:
HFX114805 - 0008

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