



**Church Lane, Southowram, Halifax, HX3 9TD**



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**Church Lane, Southowram, Halifax**

Nestled in the charming village of Southowram, this property offers a peaceful setting with easy access to Halifax town centre and surrounding amenities. Guide Price £200,000.



## 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.



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## Lounge

15' 6" x 14' 10" ( 4.72m x 4.52m )

The lounge comprises of wooden flooring, expose beams, gas central heating radiator, fitted coal fire, windows to the front and rear.

## Dining Room

13' 7" x 12' 8" ( 4.14m x 3.86m )

the dining room comprises of carpet flooring, exposed beams, fitted gas fire, gas central heating, windows to the front and side.

## Kitchen

12' 9" x 10' 10" max ( 3.89m x 3.30m max )

The kitchen comprises of tiled flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, fitted oven with gas hob.

## Landing

The landing comprises of carpet flooring, ceiling light point, window to the side.

## Bedroom One

11' x 10' 8" ( 3.35m x 3.25m )

Bedroom one comprises of wood flooring, ceiling light point, gas central heating radiator, fitted wardrobes, window to the front elevation.

## Bedroom Two

12' x 11' 3" ( 3.66m x 3.43m )

Bedroom two comprises of wooden flooring, ceiling light point, gas central heating radiator, window to the front elevation.

## Bedroom Three

9' 6" x 6' 1" ( 2.90m x 1.85m )

Bedroom three comprises of wood flooring, ceiling light point, gas central heating radiator, window to the side elevation.

## Bathroom

the bathroom comprises of wood flooring, ceiling light point, panelled bath wit shower over, pedestal wash basin, gas central heating radiator, low level

W/c.

## Lower Ground Floor Shower

The shower room comprises of wood flooring, tiled walls, low level W/c, vanity unit with wash basin, fitted shower.

## Lower Ground Floor Room

The ground floor room comprises of carpet flooring, ceiling light point, gas central heating radiator.

## Lower Ground Floor Room 2

13' 2" x 10' 11" ( 4.01m x 3.33m )

The lower ground floor room two comprises of wood flooring, gas central heating radiator, storage heater.

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## Church Lane, Southowram Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM DETACHED PROPERTY
- CHARACTER PROPERTY LOCATED IN SOTHOWRAM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114192 - 0004

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