



Shay Lane, Halifax, HX2 9AD

welcome to

Shay Lane, Halifax

A four bedroom end-terraced home in Holmfield, Halifax. Close to local shops, schools and within close proximity to the Town centre. Ideal for first time buyers or buy to let investors! Call us now 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 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

Enter the property through a composite door to the front elevation into the entrance hall where there is carpeted flooring and a ceiling light point.

Lounge

13' x 11' 9" (3.96m x 3.58m)
Spacious lounge with a double glazed window to the rear elevation, ceiling spotlights and an electric fire. The lounge itself has carpeted flooring.

Kitchen

16' 8" x 10' 7" (5.08m x 3.23m)
Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. There are two double glazed windows to the rear elevation, composite door to the side elevation, gas central heating radiator and two ceiling light points. The kitchen itself has vinyl flooring.

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m)
With a double glazed window to the front elevation, ceiling light point and a gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)
With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

15' 10" x 13' (4.83m x 3.96m)
Located on the second floor is bedroom three with a double glazed window to the front elevation, gas central heating radiator and carpeted flooring.

Bedroom Four

12' 11" x 9' 10" (3.94m x 3.00m)
Bedroom four also located on the second floor with a velux window, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bathroom

The house bathroom comprises of a low level wc, wash hand basin and a panelled bath. There is a frosted double glazed window to the front elevation, ceiling light point and the bathroom has tiled flooring.

Externally

To the rear of the property is a paved garden.



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Shay Lane, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ***GUIDE PRICE £120,000***
- SOLD WITH NO ONWARD CHAIN

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

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113946 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk