



Lower Range, Halifax HX3 6JT

welcome to

Lower Range, Halifax

This three-bedroom property located in the popular area of Claremount close to local shops and transport links. This property would be ideal for first time buyers and investors. The property includes a significant, separate, secluded plot of land/garden to the rear of the building.



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.

Kitchen/Dining Room

12' 5" x 9' 8" (3.78m x 2.95m)

The kitchen/dining room comprises of vinyl flooring, ceiling strip light, matching wall and base units, with work top over, wooden door to the rear and UPVC double glazed window to the rear.

Lounge

14' 6" x 12' 6" (4.42m x 3.81m)

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

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Bedroom one comprises of carpet flooring, ceiling light point gas central heating radiators, UPVC double glazed window to the front.

Bedroom Two

9' 11" x 9' 4" (3.02m x 2.84m)

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

Bedroom Three

10' 4" x 5' 5" (3.15m x 1.65m)

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

Bathroom

The bathroom comprises of carpet flooring, ceiling light point, tiled walls, pedestal wash basin, low level W/c, panelled bath, UPVC double glazed window to the front.

Externally

Externally the property includes a significant, separate, secluded plot of land / garden to the rear of the building. The plot of land / garden stems the length of all the other properties in the terrace and is completely secluded due to high privet hedge to the front and a wall to the rear. The land / garden currently contains a green house, two wooden sheds and 2 small ponds and is only accessible via a locked gate immediately opposite the rear door and car port of the property



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Lower Range, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- THREE BEDROOM PROPERTY LOCATED IN CLAREMOUNT
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HF114889 - 0003

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