



**Denfield Crescent, HALIFAX HX3 5NQ**



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## **Denfield Crescent, HALIFAX**

This two-bedroom mid-terraced property located in the Halifax area marketed at a guide price of £60,000 which would be of interest to a first time buyer or property investor. Benefiting from gas central heating and double glazing.



### 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 carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front

### Lounge

14' 11" x 11' 11" ( 4.55m x 3.63m )

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

### Kitchen

18' x 8' 7" ( 5.49m x 2.62m )

The kitchen comprises of laminate flooring, ceiling

light point and strip light, gas central heating radiator, UPVC double glazed window to the rear, matching wall and base units with work top over, UPVC door to the rear.

### Bedroom One

18' max x 10' 2" ( 5.49m max x 3.10m )

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

### Bedroom Two

12' 1" x 10' 8" ( 3.68m x 3.25m )

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

### Bathroom

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

### Externally

Externally the property benefits from a driveway and a rear garden.



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## Denfield Crescent, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- TWO BEDROOM MID-TERRACED PROPERTY
- LOCATED IN HALIFAX

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£60,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114759 - 0003

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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.



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