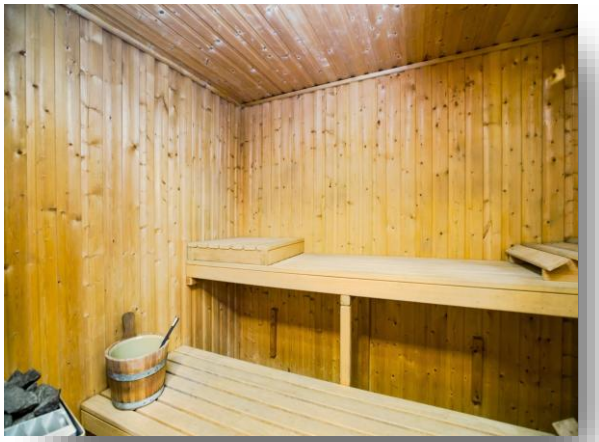
Tannery House, Brackenbed Grange, HALIFAX, HX2 0TE

william
h brown

welcome to

Tannery House, Brackenbed Grange, HALIFAX

A well-presented four-bedroom detached house set in the popular area of Wheatley. The property is centrally located and close to local transport links. It is double glazed and centrally heated throughout, offering comfort and energy efficiency. The home also benefits from a Sauna room.



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.

Lounge

16' 9" x 15' 4" (5.11m x 4.67m)

The lounge comprises of carpet flooring, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

Kitchen

16' 7" x 13' 9" (5.05m x 4.19m)

The kitchen comprises tiled flooring, exposed beams, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, range cooker, integrated appliances, UPVC double glazed window to the front elevation.

Downstairs Utility Room

13' x 6' 3" (3.96m x 1.91m)

The utility room comprises of carpet flooring, ceiling light point, base units, plumbing for washing machine.

Landing

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

Bedroom One

17' x 14' 10" (5.18m x 4.52m)

Bedroom one comprises of carpet flooring, wall lights, gas central heating radiators, fitted wardrobes, UPVC double glazed windows font and side elevation.

En-Suite

The En-suite comprises of vinyl flooring, low level W/c, fitted shower, panelled bath, fitted vanity unit with wash basin, UPVC double glazed window to the front elevation.

Bedroom Two

13' 1" x 12' (3.99m x 3.66m)

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

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m)

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

Bedroom Four

10' 8" x 7' 7" (3.25m x 2.31m)

Bedroom four comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, gas central heating radiator, fitted shower, low level W/c, panelled bath, UPVC double glazed window to the rear elevation.

Sauna Room

The sauna comprises of fitted shower and W/c.

Externally

Externally there is a yard and driveway to the front. There is a double garage with electric power points and electric door.

Basement

The basement comprises of carpet flooring and would be useful for extra storage.

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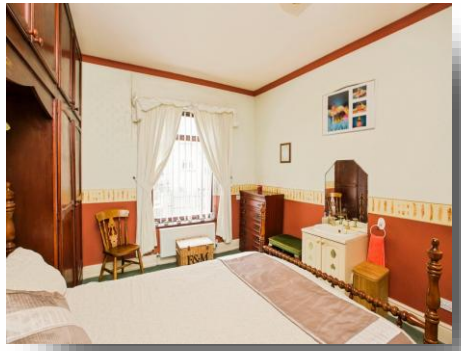
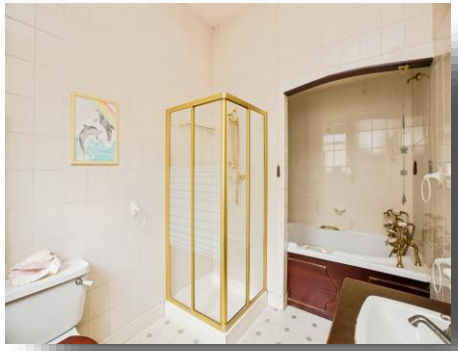
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF WHEATLEY

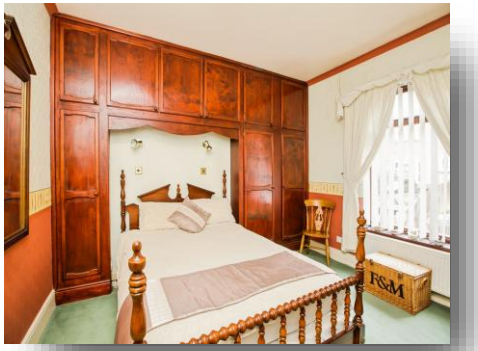
Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£315,000







Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HFX115303 - 0004

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william h brown

01422 362845

Halifax@williamhbrown.co.uk

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

williamhbrown.co.uk

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.