



William Henry Street, Brighouse, HD6 2BG

welcome to

William Henry Street, Brighouse

Situated in the Brighouse location is this one bedroom plus attic room mid-terrace property which could be a great Investment opportunity. Offering spacious living throughout & close to amenities, schools and public transport link and offering spacious living throughout.



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/Kitchen

15' x 10' (4.57m x 3.05m)

Open plan living lounge/kitchen with a door to the front elevation leading to the porch, ceiling light point and gas central heating radiator. The kitchen comprises of wall units, worksurface, tiled splashback, plumbing for a washing machine, oven & induction hob with an extractor hood over.

Bedroom One

14' 6" x 9' 11" (4.42m x 3.02m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Attic Room

15' 4" x 13' 5" (4.67m x 4.09m)

Attic room with carpeted flooring, velux window and ceiling spotlights. The attic room itself has carpeted flooring.

Bathroom

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

Cellar

Basement cellar with radiator and working power. The cellar could be ideal for extra storage space.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GUIDE PRICE £75,000
- BRIGHOUSE LOCATION

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

guide price

£75,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115357 - 0002

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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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