

FOR SALE BY AUCTION

10 Heathfield Street
Elland
HX5 9AU

- One bedroom terrace house
- Requires refurbishment
- Rear garden
- Situated close to Elland town centre



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Location

The property is situated on Heathfield Street which is just off Westbury Street. It is within walking distance of Elland town centre, close to shops, restaurants and supermarkets etc. Elland is a market town in Calderdale and is situated approximately 4 miles south of Halifax and 5 miles north-east of Huddersfield.

It is a highly convenient location for access to the motorway as J24 of the M62 is approximately 2 miles/ 6 minutes away.

Description

An opportunity to purchase at auction a one bedroom terraced house. The house is a stone built, through terrace property on a residential cul de sac. The property requires modernisation and refurbishment but offers spacious living with an enclosed rear garden.

The accommodation briefly comprises an entrance with staircase leading to the first floor. The ground floor comprises a living room. The kitchen is located in the cellar. There is a rear door with access to the garden.

The first floor comprises a spacious main bedroom and house bathroom.

Externally, to the front of the property there is a small garden with a stone wall boundary. There is an enclosed rear garden.

Services

Please refer to the legal pack.

EPC

The property has been assessed with an EPC rating of F (32).

Tenure

The property is held Freehold on title number WYK87796, details of which are available within the legal pack.

Guide Price

£60,000

Council Tax

The property is within Council Tax band A.



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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Terms

The Freehold property is offered via auction with vacant possession.

VAT

The price quoted is exclusive of VAT which is not applicable.

Solicitor

Oates Hanson Solicitors
8 Market Place
Huddersfield
HD1 2AN

Contact: John Oates
Email: john.oates@oateshanson.co.uk
Tel. 01484 300609

Viewing

For viewing arrangements, please contact the agent:

Lily Garside

Direct Line: **01484 477627**
Email: lily.garside@walkersingleton.co.uk

Auction Information

The property is to be sold, via on-line auction, on Thursday 11th June 2026.

There will be a buyer's administration fee of £750 + VAT on this lot. This will be chargeable upon the fall of the electronic gavel.

The successful bidder should reimburse the Seller for the search fees on completion. This amounts to £205.10.

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you MUST provide two forms of identification. Passport or Drivers Licence AND proof of current address.

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 business days following the fall of the electronic gavel, or if the Lot is sold prior to the auction, 20 business days from the date the contract is signed.

Ref: 46811



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