



**Nursery Lane, HALIFAX, HX3 5SW**

**welcome to**

**Nursery Lane, HALIFAX**

William H Brown Estate Agents are delighted to bring to the market this two-bedroom end-terraced property located in Halifax. The property is double glazed and centrally heated throughout and would be ideal for a first-time buyer.



## **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**

15' 1" x 12' 7" ( 4.60m x 3.84m )

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

## **Kitchen/Diner**

18' 2" x 10' 6" ( 5.54m x 3.20m )

The kitchen/Diner comprises of gas central heating radiator, ceiling light point, tiled splash back, plumbing for a washing machine, matching wall and base units with worktop over, double glazed window to the front elevation.

## **Bedroom One**

15' x 12' 1" ( 4.57m x 3.68m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, built in storage, loft hatch door. double glazed window to the side and front elevation.

## **Bedroom Two**

12' x 11' ( 3.66m x 3.35m )

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

## **Bathroom**

The bathroom comprises of vinyl flooring, ceiling light point, low level W/c, pedestal wash basin, panelled bath electric shower, double glazed window to the rear elevation



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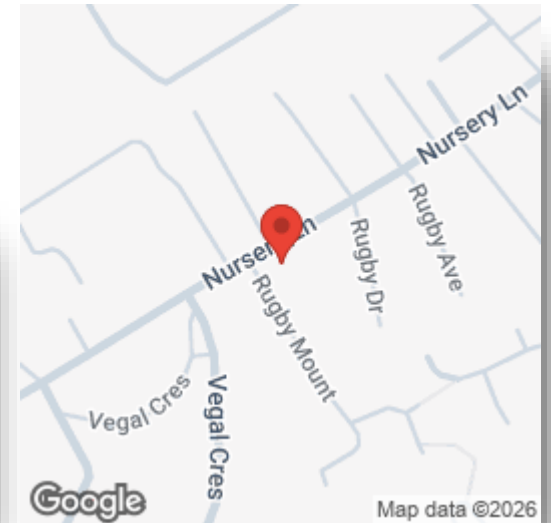
## Nursery Lane, HALIFAX

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BED END-TERRACED PROPERTY
- MARKETED AT £85,000

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

guide price

**£85,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX111661 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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