



**Athol Mount, Halifax HX3 5RH**



**welcome to**

**Athol Mount, Halifax**

A four-bedroom mid-terraced property in Halifax which could be ideal for growing families. The property is close to local amenities, transport links and offers spacious family living accommodation! Call now to book your viewing!



## 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 entrance.

## Lounge

16' 3" x 11' 11" ( 4.95m x 3.63m )

The lounge comprises of carpet flooring, ceiling light point, electric heater and electric fire, wooden double-glazed window to the front elevation.

## Reception Room

13' 4" x 12' 6" ( 4.06m x 3.81m )

The reception room comprises of carpet flooring,

ceiling light point, gas central heating radiator, electric fire, UPVC stable door to the rear elevation, double glazed window to the rear elevation.

## Kitchen

15' 9" x 8' 11" ( 4.80m x 2.72m )

Located on the lower ground floor is the kitchen which comprises of tiled flooring, wall and base units, wooden double-glazed window to the front elevation, fitted gas boiler, stainless sink with drainer.

## Landing

The landing comprises of carpet flooring, ceiling light point, double glazed window to the rear elevation.

## Bedroom One

14' x 9' 8" ( 4.27m x 2.95m )

Bedroom one comprises of carpet flooring, ceiling light point, fitted furniture, double glazed window to the front elevation.

## Bedroom Two

12' 10" x 8' 7" ( 3.91m x 2.62m )

Bedroom two comprises of carpet flooring, ceiling light point, double glazed window to the rear elevation.

## Bedroom Three

15' 8" x 7' ( 4.78m x 2.13m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, Velux window.

## Bedroom Four

12' 10" x 9' 10" ( 3.91m x 3.00m )

Bedroom four comprises of laminate flooring, gas central heating radiator, Velux window, storage.

## Bathroom

The bathroom comprises of carpet flooring, tiled walls, pedestal wash basin, panelled bath, walk in shower, low level W/c.

## Cellar

The cellar comprises of storage space, power &

lighting.

## First Floor W/C

The W/c comprises of carpet flooring, ceiling light point, tiled walls, pedestal wash basin, double glazed window to the rear elevation.

## Externally

Externally the property benefits from lovely views to the front and to the rear there is on street parking.



**view this property online** [williamhbrown.co.uk/Property/HFX114065](http://williamhbrown.co.uk/Property/HFX114065)



welcome to

## Athol Mount, Halifax

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- GUIDE PRICE OF £100,000
- MID -TERRACED FOUR BEDROOM PROPERTY

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

guide price

**£100,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as a basis for any purchase and they do not form part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.floorplan.com](http://www.floorplan.com)



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HFX114065](http://williambrown.co.uk/Property/HFX114065)



Property Ref:  
HFX114065 - 0013

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.



william h brown



**01422 362845**



Halifax@williambrown.co.uk



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



**williambrown.co.uk**