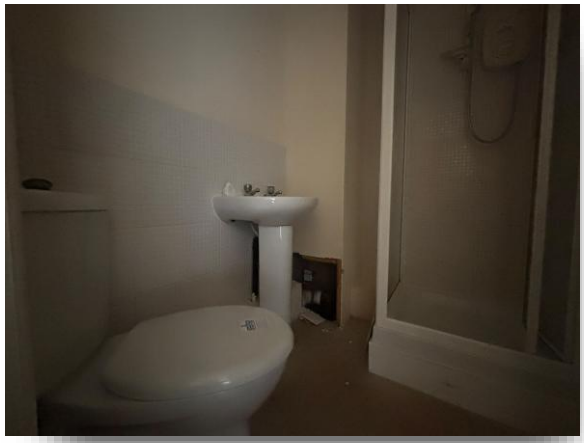
Weavers Brook, Cumberland Close, Halifax, HX2 8NF

william h brown

welcome to

Weavers Brook, Cumberland Close, Halifax

A self-contained two-bedroom first-floor apartment held on a long lease,with the remainder of the 999-year term from 2005. The property forms part of a small development comprising of a two-storey block and occupies a convenient position close to a small parade of shops and bus stops.



Ground Floor
Communal Entrance Hall & Mailboxes

First Floor Flat
Entrance hall, open plan living/dining/kitchen area, two bedrooms & shower room.

External
Communal grounds

Tenure
Leasehold. Held on a lease for as term of 999 years from 1st January
2005. We are not in receipt of any service charges or current ground rent.
Interested parties should make their own enquiries and check the legal pack
for any further information if available prior to purchasing

Council Tax Band
A

Epc Rating
C

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Notice
Important Notice:
For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU

welcome to

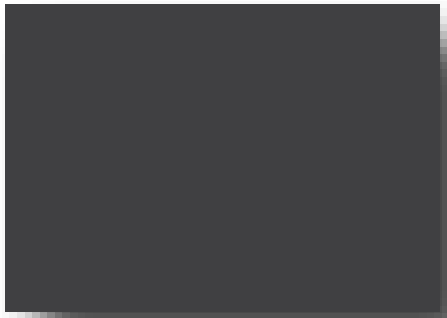
Weavers Brook Cumberland Close, Halifax

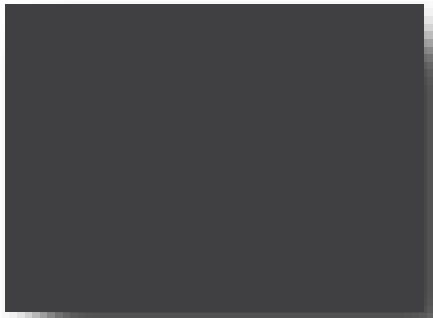
- Ideal investment opportunity
- Vacant, two-bedroom apartment with long leasehold
- Ovenden location
- Price: £35,000
- Spacious throughout

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£35,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115984

The Property Ombudsman

Property Ref:
HFX115984 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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