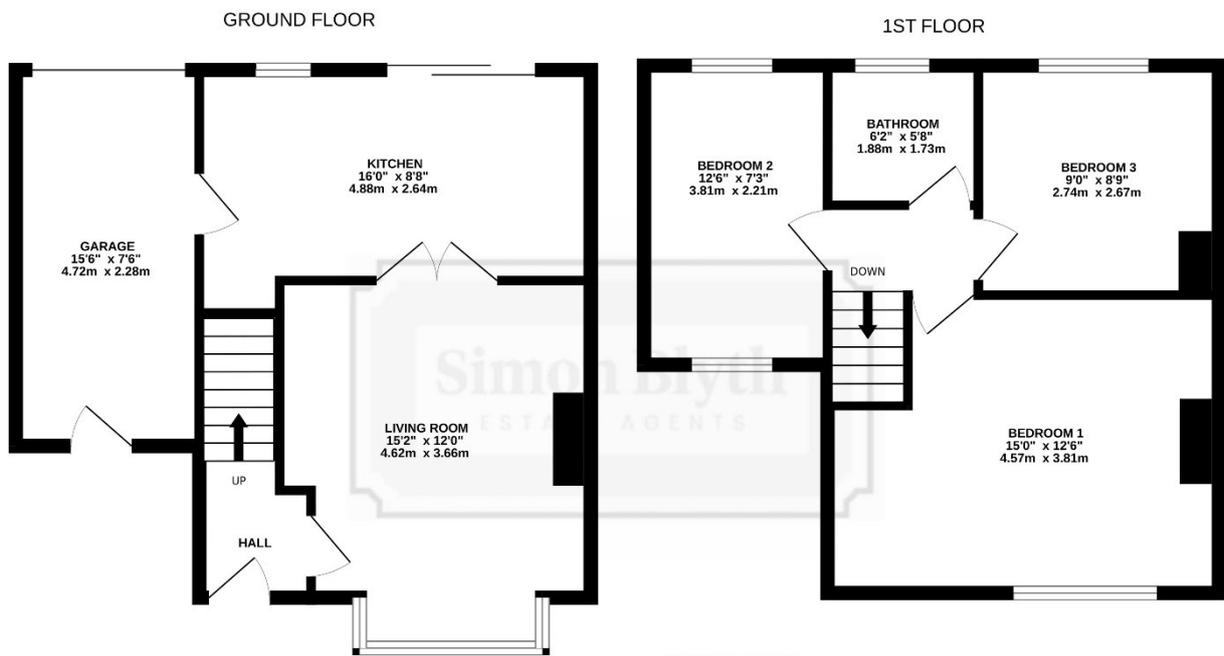




9 NEWLANDS GROVE, HALIFAX, HX3 7HZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a mature bay fronted three bedroomed end terraced house in a block of four with a block paved drive and single garage.

The property is located within an established residential area just off the main Halifax Road and has accommodation served by a gas central heating system, sealed unit double glazing and briefly comprises to the ground floor entrance lobby, living room with bay window and multi fuel stove and dining kitchen. First floor landing leading to three bedrooms and bathroom. To the rear of the property there is an enclosed garden.

Starting bid price £165,000

GROUND FLOOR

ENTRANCE LOBBY

With timber and frosted glazed door, ceiling light point, staircase rising to the first floor, central heating radiator and to one side a door opens into the living room.

LIVING ROOM

Measurements- 15'2" x 12'0"

A comfortable reception room which has a walk-in bay with timber and sealed unit double glazed mullioned windows which provide the room with plenty of natural light. There is a ceiling light point, central heating radiator and as the main focal point of the room housed within the chimney breast there is a multi-fuel stove with oak mantle over. To the rear of the living room twin timber doors open into the kitchen.



KITCHEN

Measurements- 16'0" x 8'8"

With uPVC double glazed sliding patio doors giving access to the rear garden together with an adjacent timber and sealed unit double glazed window all of which provide plenty of natural light. There are two ceiling light points, part laminate flooring and part vinyl and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops, inset single drainer stainless steel sink with mixer tap and tiled splashbacks, electric cooker point and plumbing for dishwasher. There is a recess beneath the stairs to house a fridge freezer and to one side a courtesy door gives access to the garage.



FIRST FLOOR

LANDING

With ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 15'0" x 12'6"

A good-sized double room with a timber and sealed unit double glazed window looking out to the front, there is a ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements – 12'6" x 7'3"

This is situated above the garage and has timber and sealed unit double glazed windows to both front and rear elevations. There is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements – 9'0" x 8'9"

With timber and sealed unit double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and chimney breast.

BATHROOM

Measurements- 6'2" x 5'8"

With a ceiling light point, frosted timber and sealed unit double glazed window, central heating radiator, easy clean panelled walls and fitted with a suite comprising panelled bath with glazed shower screen together with mixer tap incorporating hand spray, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the front of the property there is a herringbone block paved driveway which continues across the front of the house and this in turn leads to an attached garage.

GARAGE

Measurements- 15'6" x 7'6"

With an up and over door, courtesy door to the kitchen, door giving access to the garden. There is power, light and a wall mounted ideal logic gas fired central heating boiler.

GARDENS

To the rear of the property there is an enclosed garden with timber hand gate to one side giving pedestrian access to the front. The garden has an ornamental pond, astro turf, monkey puzzle tree and fuel store.



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has timber sealed unit double glazing

Property tenure – Freehold

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

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