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90-92 New Hey Road
Brighouse, HD6 3PZ

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 22ND OF OCTOBER AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A vacant FOUR bedroom DETACHED house which was formerly two semi detached properties, with double glazing & central heating. The accommodation comprises; lounge, dining kitchen, dining Room/bedroom, three first floor bedrooms and bathroom together with gardens to the rear.
EPC- D
Tenure- Freehold
Council Tax- B

- **FOR SALE BY SHARPES, MODERN AUCTION - 22ND OF OCTOBER 2026**
- **VACANT FOUR BEDROOM DETACHED HOUSE**
- **SET IN THE POPULAR LOCATION OF RAISTRICK**
- **DOUBLE GLAZING AND CENTRAL HEATING**
- **EPC-D, TENURE- FREEHOLD, COUNCIL TAX B**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £98,000

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Ground Floor

Lounge
15'1" x 15'5"
Having a front door, feature fireplace a window and a radiator. Door leading to the cellar which has two rooms and access to the rear garden.

Dining Kitchen
15'1" x 13'5"
Fitted kitchen with a range of matching wall and base units and work surfaces over. Incorporating sink/drainer unit, gas cooker point, plumbing for a washing machine and a radiator. Window and a door to the rear.

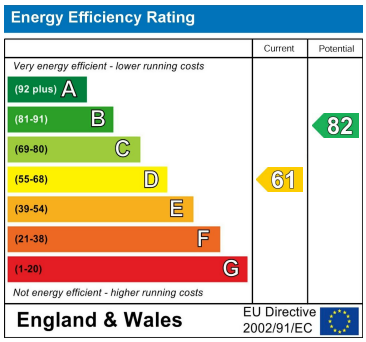
Dining Room / Bedroom Four
14'5" x 10'5"

First Floor

Bedroom One
13'9" x 9'10"
Having a window and a radiator.

Bedroom Two
12'1" x 7'6"
Having a window and a radiator.

Bedroom Three
11'9" x 8'10"
Having a window and a radiator.



Bathroom
7'6" x 4'11"
Having a three piece suite comprising of a bath with a shower over, basin and a wc. A window and a radiator.

Exterior
Gardens to the front.

Solicitors
Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared
18-09-2026

Auctioneers Note
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.