

Woodroyd | Luddendenfoot | Halifax | HX2 6BE

By auction £165,000

SHERIDAN
BAILEY
PROPERTY

Woodroyd | Luddendenfoot
Halifax | HX2 6BE
By auction £165,000

This property is being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Please refer to Auctioneer Comments within the property description for further details

Renovation required. Property briefly comprises, Living Room with French doors to rear garden. Kitchen /Dining, Utility Room. On the first floor are two double bedrooms and space for a Bathroom. On the top floor is an Attic Room, ideal for conversion to third bedroom

Viewing essential

- Being Sold via Secure Sale online bidding
- Cash buyers only
- Requires renovation
- Excellent potential
- 2 Double Bedroom plus Attic Room
- Viewing is essential

Entrance Hall
Front door opens into Hallway. Staircase off to first floor landing

Living Room
Light and spacious Living Room with French Doors leading out to garden Brick hearth with log burner

Kitchen / Dining
Good sized Kitchen/Dining Room. Range of matching wall and base units with worktops over. Housing for AGA or range cooker and plumbing for dishwasher. Large window to front elevation. Space for dining table and chairs

Utility
Utility with rear access door to garden. Wall and base units. Housing for washing machine and dryer.

Staircase to 1st floor landing

Master Bedroom
Good size Double Bedroom to rear with garden views.

Bedroom 2
Double bedroom with window to front elevation

Bathroom
There is no working bathroom/toilet at this property - refer to photo

















Inner Hallway and stairs to 2nd floor

Attic Room

Attic Room ideal for conversion to 3rd bedroom. Skylight.

Cellar

Cellar accessed from garden only

Outside Areas

Off road parking has been made available directly in front of the property. Driveway to split between neighbouring property with shared access - (verification required by your Conveyancer) Excellent plot size to rear, no immediately overlooked and open views. Long garden predominately laid to lawn. Access to Cellar.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

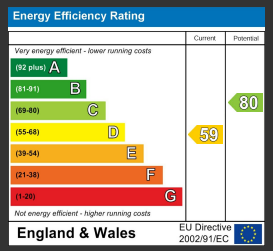
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk