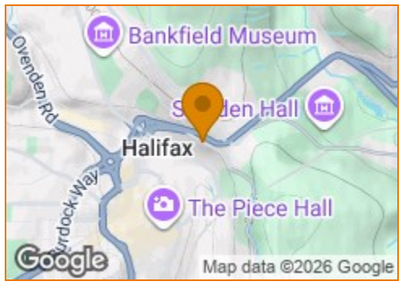
BOULTONS

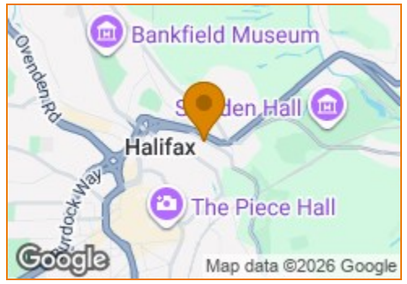
Terrain Map



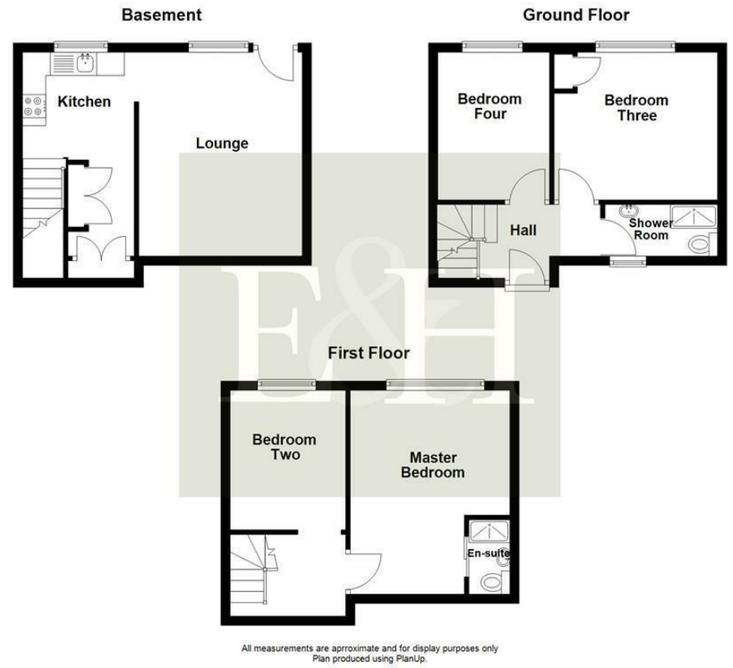
Hybrid Map



Terrain Map



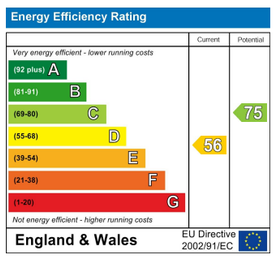
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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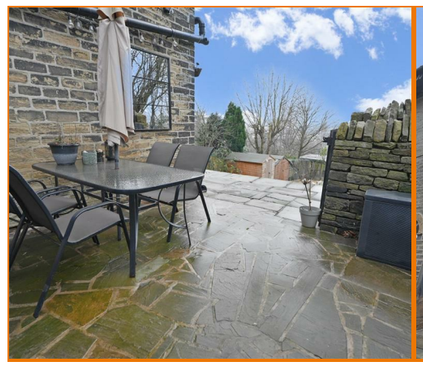


Beacon Hill Road

, Halifax, HX3 6AF

Auction Guide £225,000

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, Halifax, HX3 6AF

Auction Guide £225,000





**ATTENTION INVESTORS & PROPERTY PROFESIONALS ** FOR SALE AS AN ONLINE AUCTION LOT **

This charming and spacious cottage presents an excellent opportunity for prospective buyers. This well-appointed property has been thoughtfully refurbished, ensuring a comfortable and modern living experience.

The house boasts four generous bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The layout is enhanced by a welcoming reception room, perfect for entertaining or relaxing with loved ones. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Set over three floors, this property offers a sense of space and versatility, allowing for various living arrangements. The extensive gardens surrounding the cottage are a delightful feature, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

This property is being offered via traditional auction under common auction conditions, having previously been listed at approximately £300,000. It is important to note that the sale at auction is due to a neighbour dispute over access to a former outbuilding, which may present a unique opportunity for the right buyer who will engage with the neighbour.

In summary, this refurbished cottage on Beacon Hill Road is a rare find, combining spacious living with beautiful outdoor areas. It is ideal for those looking to invest in a property with potential in a desirable location. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

ENTERANCE HALL
Radiator. UPVC double glazed door to front elevation.

BEDROOM THREE
11'7" x 10'4"
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

BEDROOM FOUR
10'4" x 8'0"
Radiator. UPVC double glazed window to rear elevation.

SHOWER ROOM
Vanity sink unit. Low flush W.C. Walk-in shower. Partially tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

LOWER GROUND FLOOR

KITCHEN
16'9" x 4'9"
Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Induction hob. Cooker hood. Plumbing for washing machine. Yorkshire Stone floor. Radiator. UPVC double glazed window to rear elevation.

LOUNGE/DINING ROOM
15'3" x 11'7"
Yorkshire Stone floor. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

FIRST FLOOR

MASTER BEDROOM
15'2" x 11'7"
Radiator. UPVC double glazed window to rear elevation.

EN-SUITE
Vanity sink unit. Low flush W.C. Walk-in shower. Radiator.

BEDROOM TWO
10'3" x 8'0"
Radiator. UPVC double glazed window to rear elevation.

REAR GARDEN
Lawn and patio garden

COUNCIL TAX BAND B

LOCATION
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.
The three words designated to this property is:
office.raves.boat

TENURE
We understand the property is a freehold arrangement. See legal pack for all the information.

AGENTS NOTES.
By way of disclosure we are informed the sale at auction results from a small section of land on the patio area of the subject property which the neighbouring property has ownership of and we advise prospective purchasers to inspect the legal pack prior to bidding to familiarise themselves with the section which we understand is a former outhouse.

GUIDE PRICE
*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE
£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

CONTRACT INFORMATION
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

AUCTION INFORMATION
ANTICIPATED SALE DATE LATE SEPTEMBER.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID