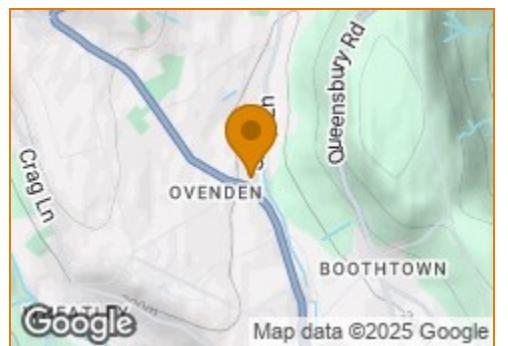
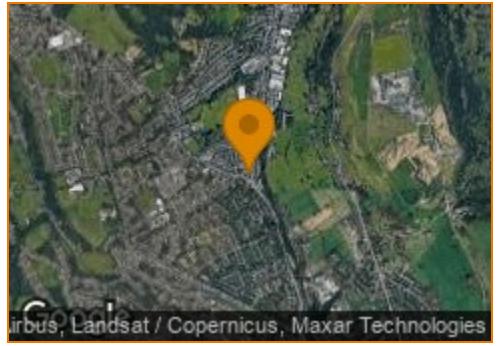


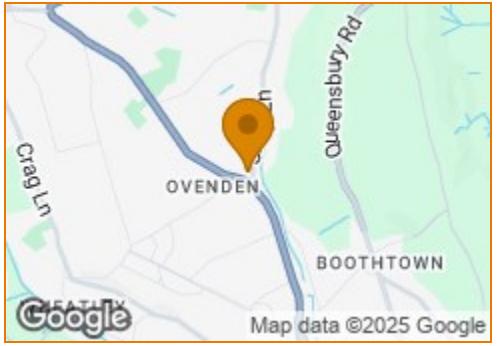
Terrain Map



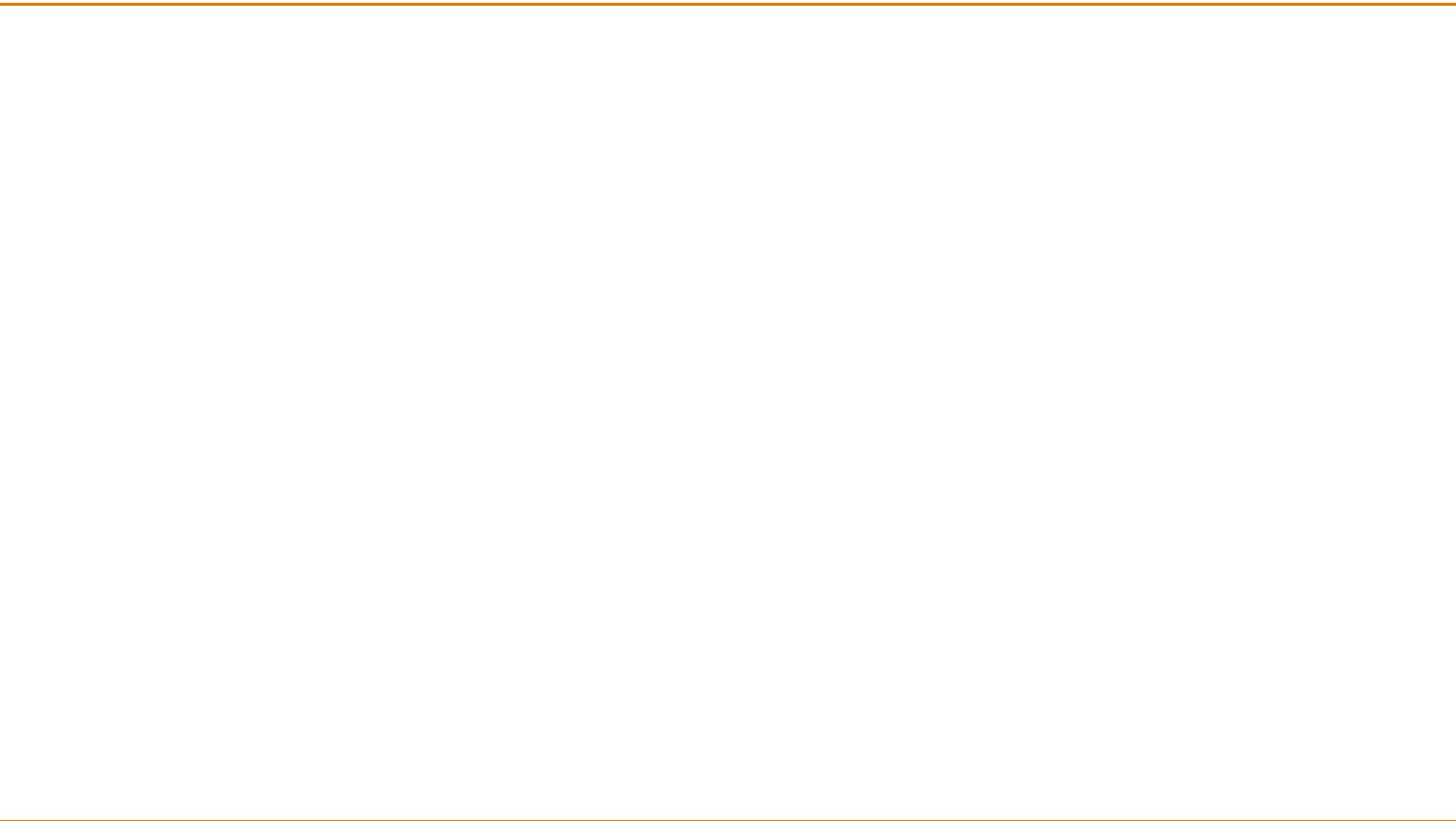
Hybrid Map



Terrain Map



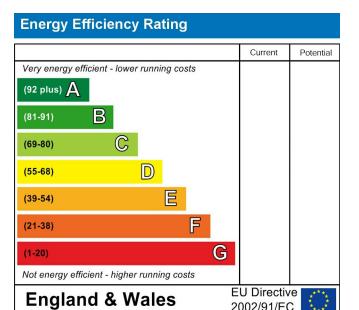
Floor Plan



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



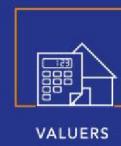
CHARTERED SURVEYORS



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BOULTONS



Sod House Green

Ovenden, Halifax, HX3 6QR

Auction Guide £50,000



Sod House Green

Ovenden, Halifax, HX3 6QR

Auction Guide £50,000



++ ATTENTION LANDLORDS AND INVESTORS ++
SMARTLY PRESENTED & "LETTING READY" ++

++ FOR SALE VIA AN ONLINE AUCTION ++ OPEN TO
BID FOR 24 HOURS ++ UNDER
COMMON/TRADITIONAL AUCTION RULES ++ BIDDING
DATES TO BE CONFIRMED WHEN LEGAL PACK
READY ++ VISIT OUR WEBSITE TO REGISTER-
INSPECT THE LEGAL PACK & BID ++

A well appointed terrace property ideal for the buy to let market and located in a most handy residential location near daily amenities and conveniences. Landlords can be confident in securing tenants due to the modern living kitchen arrangement, the gas fired central heating system, sealed unit double glazing and the contemporary house bathroom.

JOINT AGENCY WITH EDKINS HOLMES

ACCOMODATION

GROUND FLOOR

LIVING KITCHEN

15'3" x 15'5" max

Living Kitchen:

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Two radiators. Access to cellar (housing boiler). UPVC double glazed windows to front and rear elevations.

FIRST FLOOR

BEDROOM
9'5" x 14'7"

A double bedroom with a radiator and a UPVC double glazed window is positioned to the front elevation.

BATHROOM

Fitted with a wash hand basin, low flush W.C. Bath with mixer taps and shower head. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

OUTSIDE

To be confirmed in the legal pack.

TENURE

We understand that the property is a freehold arrangement. Please inspect the pack on our website before bidding.

COUNCIL TAX. BAND A.

Calderdale council.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid for 24 hours, dates to be confirmed once we are in receipt of the legal pack. Subject to remaining unsold previously.

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

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 may 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.

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 catalogue for full explanation.

VIEWINGS

Please contact Edkins and Holmes on 01422 310044

