



46 Weavers Brook, Halifax, HX2 8NF

Auction Guide £35,000



46 Weavers Brook, Cumberland Close, Halifax, HX2 8NF - For sale by our joint auctioneers London City Auctions in their 30th of June auction, online or in person at the Hard Rock Hotel at 2pm

SPACIOUS ONE BEDROOM APARTMENT

Leasehold – 982 years remaining – Let on AST, terms to be confirmed

Description

We are excited to offer this bright and spacious one bedroom apartment in Halifax.

Constructed between 1967 and 1975 this flat spans 312 sq. ft of internal floor space, this includes an open plan living and kitchen, a shower room with WC and spacious double bedroom.

There are communal areas including a garden and post-boxes for each property are within the entrance of the building. This property has double glazing and electric heating and would make a nice easy home for someone looking. Council Tax Band for this property has been deleted. EPC rated D with the possibility of achieving a B rating.

Location

Halifax, in the Borough of Calderdale, West Yorkshire is a minster town. Halifax is a multi-cultural town with many diverse types of shops and places of interest. With Manchester being to the west of Halifax.

Having a train station with links to Manchester and Leeds along with full bus routes to Lancashire and surrounding area.

This apartment is within close proximity of an array of shops in and around the local villages including supermarkets, health centres and restaurants. Offering excellent commuting links to Halifax town centre and to surrounding towns and cities via the motorway networks.

Buyer's Premium

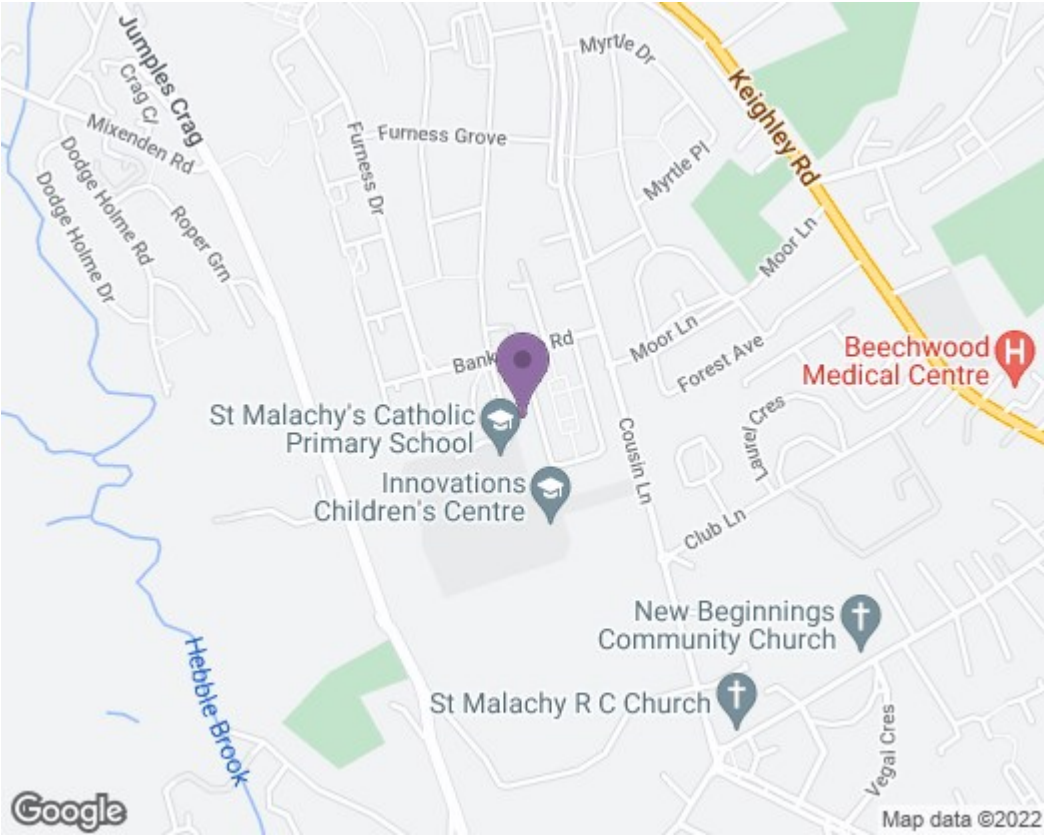
Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition, a buyer's premium of 2% of the sale price, minimum of £5,000 + VAT upon exchange of the contract.

Please feel free to contact our sales and enquires team on 01636 558200 or Email us at sales@nalcgroup.co.uk

Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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