

**16 Hopkinson Street, HALIFAX, West Yorkshire, HX3 6RB**

**Starting Bid £85,000**

## Semi-Detached Property

**Viewings are handled by the Agent**

- SEMI-DETACHED
- TWO BEDROOMS
- MODERN KITCHEN
- GAS C/HEATING
- UPVC D/GLAZING
- PATIO TO REAR
- CLOSE TO LOCAL SHOPS
- SCHOOLS NEARBY
- VIEWING RECOMMENDED



# FOR SALE

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000** Ideal first time buyer home is this semi detached property with two bedrooms, situated in this popular area close to local shops, medical centre, schools and public transport. Having double glazing and central heating, the property comprises of: Ground floor lounge with storage cupboard, modern fitted kitchen with patio doors leading to rear garden, storage cupboard. First floor landing two bedrooms and bathroom. Outside: On street parking, patio garden to rear with good degree of privacy, gated pathway to side, useful for bin storage. Viewing recommended. EPC Rating: C Council Tax Band: A

## GROUND FLOOR

Entrance hall with stairs rising to the first floor.

**Lounge** 3.89m x 3.35m (12'9" x 11')

Well presented room with uPVC double glazed window to the front elevation. Central heating radiator

**Kitchen** 4.78m x 2.72m (15'8" x 8'11")

Fitted with white base and wall units with laminated work surfaces. Stainless steel sink unit with part tiling to walls, built in electric fan oven, electric hob, plumbing for washing machine and ceiling spotlights. Storage room and lino style flooring. Patio doors plus external door leading to the patio garden.

## FIRST FLOOR

Landing area

**Bedroom 1** 3.89m max x 2.92m (12'9" x 9'7")

With central heating radiator.

**Bedroom 2** 2.66m x 2.15m (8'9" x 7'1")

With central heating radiator.

## Bathroom

With three piece suite in white comprising panelled bath with mixer tap with shower attachment, low flush wc and pedestal wash hand basin. Lino style flooring.

## OUTSIDE:

On-street parking to the front. Patio garden to the rear, gated pathway to the side to house waste bins.



# FOR SALE

## 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. 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 of up to 6% inc VAT (subject to a minimum of 6,000 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.

### BOUNDARIES & OWNERSHIPS

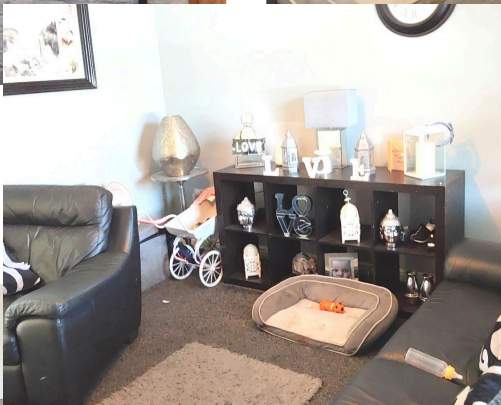
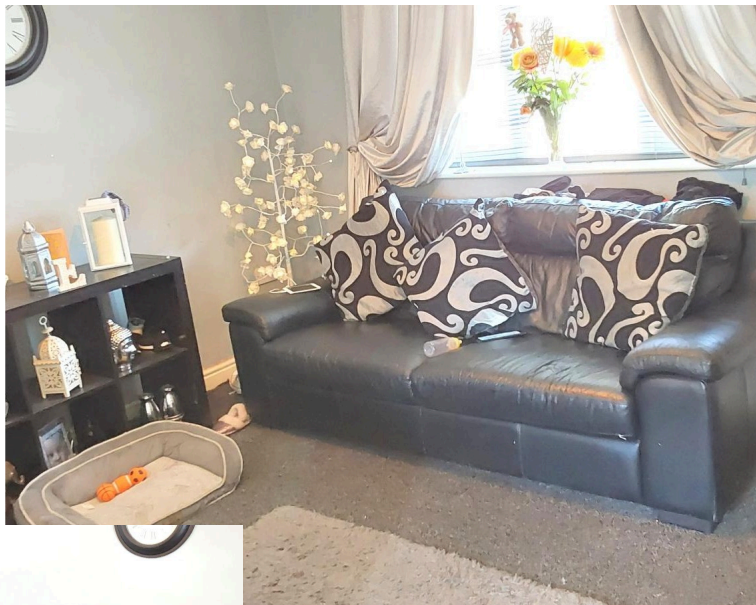
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

We have Mortgage & Conveyancing Services available - Please ask for details.

### Disclaimer information

1. Money laundering regulations: Purchasers will be asked to produce identification documentation prior to agreeing a sale so your co-operation is appreciated.
2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Equipment or appliances are not tested by ourselves, accordingly we strongly advise prospective buyers to do the necessary checks before finalising their offer to purchase.
5. Sales particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Any matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Quickmove Estates nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

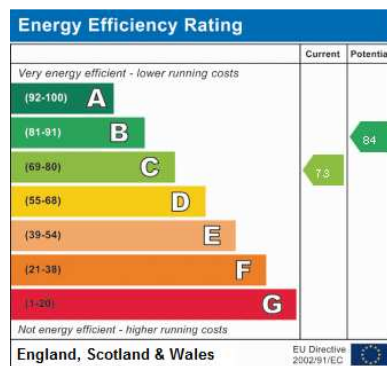








# FOR SALE



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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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