



Sod House Green, Halifax, HX3 6QR

Auction Guide £50,000

A one bedroom, through by light property in Holmfield available to purchase via online Auction.

This charming cottage benefits from an open plan living room and kitchen to the ground floor. On the first floor is the bedroom and house bathroom.

Offered under common/traditional auction conditions with ONLINE BIDDING FOR 24 HOURS starting TBC



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Entrance Vestibule

UPVC double glazed door to front elevation.

Living Kitchen 15'3" x 15'5" max (4.668 x 4.715 max)

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.

Landing

Stairs leading from living kitchen. Loft access. Radiator. Cupboard.

Bedroom One 9'5" x 14'7" (2.892 x 4.454)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

Council Tax Band

A

Auction Information

THE AUCTION IS BEING HOSTED BY BOULTONS AUCTIONEERS.

VIEWING ARRANGEMENTS

Please contact our office to find out dates and times for open viewings.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from the 25th of June for 24 hours with closing bids before 12.00 noon on the 26th of June 2025, 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 BOULTONS WEBSITE TO REGISTER & BID.

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.

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.

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: comb.milk.blitz

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

