



2 Blackwood Grove, Pellon, Halifax, HX1 4RH

£70,000

bramleys

BLACKWOOD GROVE

FOR SALE BY ONLINE AUCTION
GUIDE PRICE: £70,000 - £80,000

(£7,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 17th December, 2025

BIDDING ENDS: 12PM - Thursday 18th December, 2025

(*Please ensure you create your auction account by 5pm on Tuesday 16th December with 2 forms of valid ID - if you intend to bid on the property. Any registrations after this time, may not be authorised for bidding).

ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING

Located in the popular area of Pellon, this 2 bedroom end terraced property offers an excellent opportunity for those looking for a project or investment. Situated within close proximity to Mount Pellon Primary Academy, a range of local amenities and convenient commuter links. The property enjoys a desirable and practical setting.

Requiring a full programme of modernisation and uplift throughout, the property provides excellent potential to create a comfortable residence.

With accommodation briefly comprising:- entrance hall, lounge, kitchen, rear entrance, lower ground floor cellar, first floor landing, 2 good sized bedrooms and wet room.

Externally the property benefits from a detached single garage which provides off street parking.



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

With stairs leading up to the first floor and access into the lounge.

Lounge

12'0" x 13'0" (3.66m x 3.96m)

Fitted with a central heating radiator, uPVC double glazed window to the front elevation and there is a fireplace with decorative mantel and surround.

Kitchen

12'10" x 11'1" (3.91m x 3.38m)

Fitted with a range of drawer and base units, laminate work surfaces, sink with side drainer, central heating radiator and uPVC double glazed window to the rear elevation. There is also a 4 ring gas hob, extractor hood, gas fireplace set into a decorative mantel and surround and access to the rear porch.

Rear Porch

With an external door accessing the rear garden.

Inner Hallway

Providing access to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

With a loft ceiling hatch.

Wet Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and showerhead attachment. There is also a central heating radiator, tiling to the splashbacks and a uPVC double glazed window to the rear elevation.

Bedroom 1

12'2" x 12'10" (3.71m x 3.91m)

Having a central heating radiator, uPVC double glazed window to the front elevation and a storage cupboard.

Bedroom 2

9'8" max x 13'1" (2.95m max x 3.99m)

Having a central heating radiator, uPVC double glazed window to the rear elevation and a useful built-in storage cupboard.

OUTSIDE:

To the front of the property there is a low maintenance paved yard area. To the rear there is a detached single garage with up and over door.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Halifax via Pellon Lane and proceed all the way to the traffic lights with Queens Road. Here, turn left onto Queens Road and follow the road, turning right into Battinson Road. The property will be found on the right hand side identified by the Bramleys Auction board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:- <https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf>

FINANCE:

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

Bramleys require proof of funding within 24 hours of the auction ending, to show that you are financially qualified to purchase the property that you have successfully bid on.

CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

LEGALLY BINDING BID:

Any bids received through the online auction platform are legally binding and therefore cannot be withdrawn during the auction process.

If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.

Failure to complete on a purchase will result in financial penalties due to breach of contract.

Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.

As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.

Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.

Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

BIDDER SECURITY / DEPOSIT:

For this Lot, a Bidder Security of £7,000 will be held by Bramleys until the end of the auction sale.

The successful bidder will be automatically charged the £7,000 at the end of the auction and this will be used as payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your bank/building society), however if the price goes above £70,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.

Failure to pay the remaining deposit balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid.

The interest will be passed to the seller or persons entitled to it under the sales conditions.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

BUYERS PREMIUM/ADMINISTRATION FEE:

The successful purchaser will be required to pay an auctioneers administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.

An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.

This payment goes direct to Bramleys LLP and is non-refundable.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay £250 towards local search fees and this will be added to the final completion amount.

FINANCIAL PENALTIES:

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-

- 1) Loss of 10% deposit.
- 2) Loss of buyers premium.

- 3) Any and all costs for the Agents to re-list the property
4) The buyer will pay the difference in value, on resale of the property.
Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

FAO: Ramsdens Solicitors LLP

Second Floor East

Bowling Mill

Dean

Clough Mills

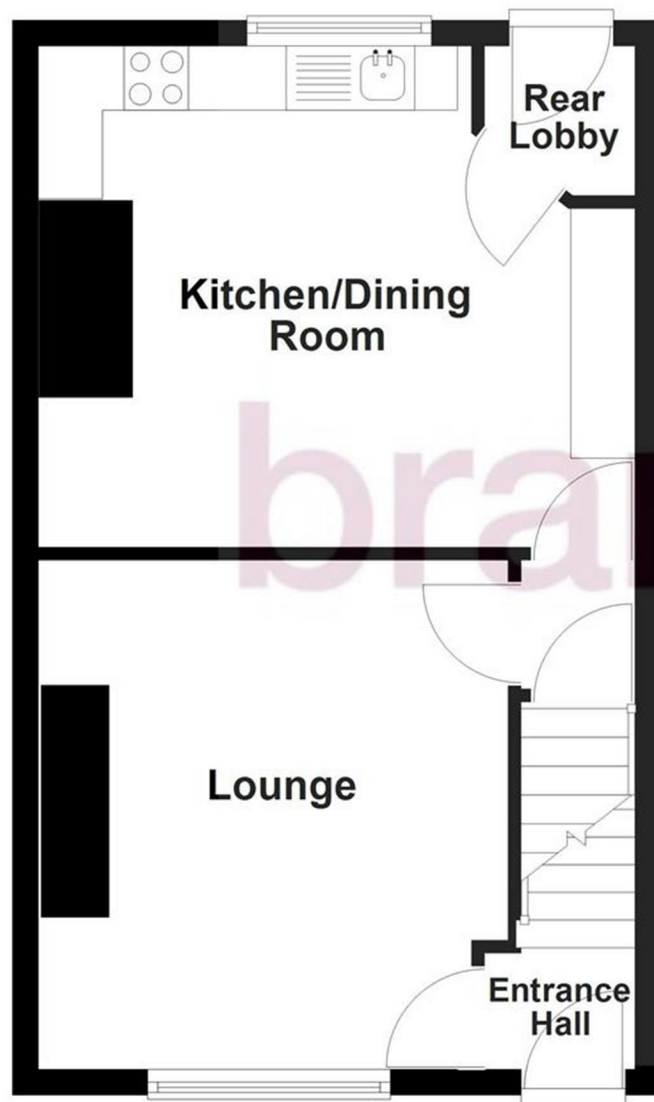
Halifax, HX3 5FD

Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

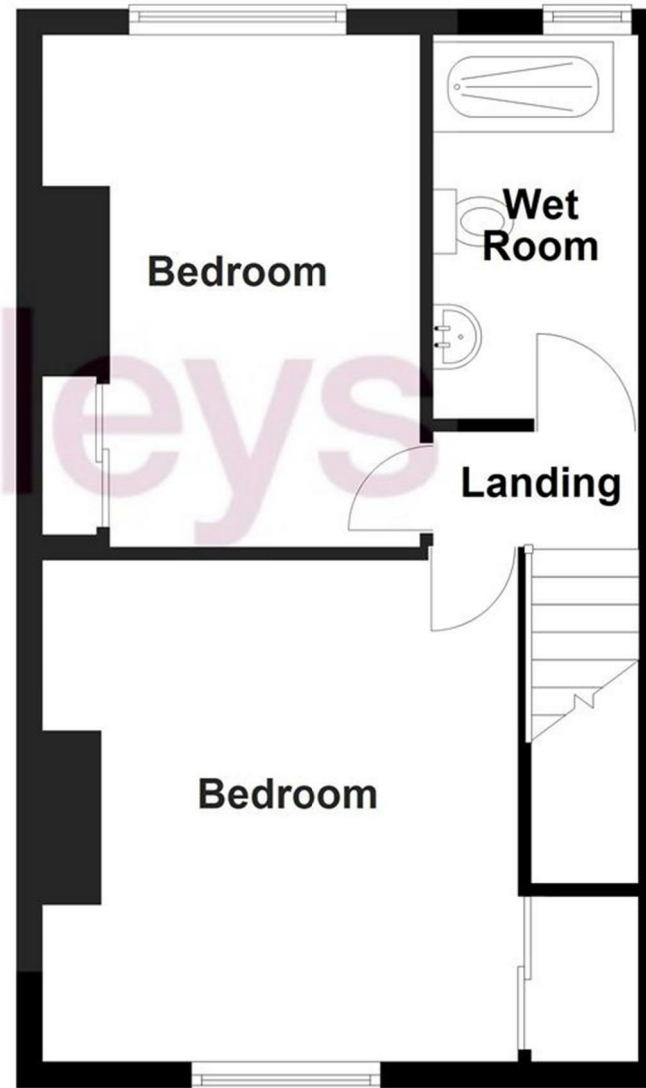




Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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		
	63	78
England & Wales	EU Directive 2002/91/EC	

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