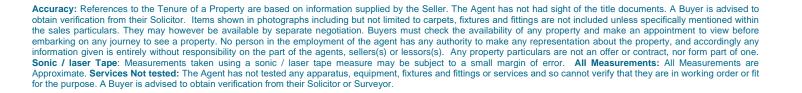






Halifax Road, Cullingworth, BD13 £75,000 Auction Guide Price **Two Bedroom Mid Terrace EPC** Rating:



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**30 Halifax Road** Cullingworth **BD13** 

## Key features:

• Two Bedroom

Terrace

• For Sale by Modern

Auction – T & C's apply

• Subject to Reserve

Price

- Buyers fees apply
- Enclosed Rear

Garden

- Desirable Village
- Close To Amenities
- No Chain



## Why you'll like it

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Interested parties personal data will be shared with the Auctioneer (lamsoid). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Stone built mid terrace in the heart of Cullingworth village. Close to local amenities, schools and transport links. This property is ideal for first time buyers or investors looking to add to their portfolio.

Briefly comprising: Entrance vestibule with storage. Lounge with exposed beam ceiling and centrepiece fireplace. Kitchen with base units and ample counter space. Cellar for additional storage. The first floor consists: Double master bedroom to the front. Second bedroom to the rear with built in storage. House bathroom with three

piece suite, shower over bath and floor to ceiling tiles. The outside benefits from an enclosed, paved rear garden, front yard with storage and on street

Viewing is highly recommended to appreciate the feel this property has to offer.

LOUNGE 15' 8" x 13' 11" (4.78m x 4.26m)

KITCHEN 10' 11" x 8' 9" (3.33m x 2.67m)

CELLAR

parking.

BEDROOM 10' 4" x 10' 0" (3.15m x 3.05m)

BEDROOM 10' 10" x 7' 0" (3.31m x 2.14m)

BATHROOM 5' 1" x 6' 7" (1.55m x 2.01m)













