



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

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Halifax Road, Cullingworth, BD13

£75,000 Auction Guide Price

Two Bedroom Mid Terrace

EPC Rating:

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



**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). 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 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 parking.

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

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)

