

FOR SALE BY AUCTION

4 Ashfield Close
Ovenden
Halifax
HX3 5PH

- Tenant in occupation
- Two Bedroom Terraced House
- Investment Opportunity
- Situated within Ovenden close to Halifax town centre



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Location

The property is on Ashfield Close, just off Ovenden Way. It is within Ovenden, a suburban residential area located north of Halifax. Ovenden has a mix of housing and local amenities. The property is located approximately 1.8 miles from Halifax town centre.

Description

An opportunity to purchase a 2-bedroom house at auction. The accommodation, in brief, is a living room, kitchen, bedrooms, shower room and rear garden.

Please refer to the legal pack for more information.

EPC

The property has been assessed with an EPC rating of C (74).

Tenure

The property is held as a freehold on title number WYK34902, details of which are available within the legal pack.

Tenancies

The house is currently let out on an AST agreement; the passing rent is £500 pcm.

Guide Price

£85,000, reflecting a gross yield of 7.1%.

Council Tax

The property is within Council Tax band A.

Terms

The Freehold property is offered via auction.

VAT

VAT is not applicable.

Solicitor

Ramsdens Solicitors LLP
1 Hungerford Road
Huddersfield
HD3 3AL

Contact: Simon Mills
Email: Simon.Mills@ramsdens.co.uk
Tel. 01484 558062



Walker Singleton
walkersingleton.co.uk | 01484 477600

4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Viewing

For viewing arrangements, please get in touch with the agent:

Lily Garside

Direct Line: **01484 477627**

Email: lily.garside@walkersingleton.co.uk

Hector Helson

Direct Line: **01484 477600**

Email: hector.nelson@walkersingleton.co.uk

Auction Information

The property will be sold via an online auction on Friday, 23rd May 2025.

The Buyer shall pay to the Seller the sum of **£150.00** in respect of search fees incurred by the Seller and the sum of **£350.03** as contribution towards the Seller's legal costs for the preparation of the Auction Pack.

There will be a buyer's administration fee of **£950 + VAT** on this lot. This will be chargeable upon the fall of the electronic gavel.

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you MUST provide two forms of identification. Passport or Drivers Licence AND proof of current address.

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 business days following the fall of the electronic gavel, or if the Lot is sold prior to the auction, 20 business days from the date the contract is signed.

Ref: 47121



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