



Guide price: £55,000+

Two bedroom First Floor Flat

23 Martins Mill
Pellon Lane
Halifax, West Yorkshire
HX1 5QJ

OVERVIEW

For sale by online auction is this two-bedroom, first-floor flat, with accommodation arranged over the first floor of the Martin Mills building.

Positioned just off Pellon Lane, this modern apartment is located within Martins Mill, a characterful development only a short walk from Halifax town centre. It offers a superb blend of residential convenience and excellent local connectivity.

The property will be sold with vacant possession and presents an excellent opportunity for an owner-occupier or an investor seeking a rental property in a popular location.

The apartment benefits from a prime location with direct access to the A629 and proximity to key local routes. The M62 motorway is just a 15-minute drive, providing efficient commuter links to the major hubs of Leeds, Bradford, Huddersfield, and Manchester.

Lot No. 2

Auction date 3 & 4 September 2025

Floor Area

Total: 60 m² / 645.8 ft²
(taken from EPC)

Council Tax

Rated within council tax band A.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9361-3812-7291-9398-6661>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Long Leasehold 250 years from 1st January 2017

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Guide Price

£55,000+

Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

Please contact John Pye Property.
property@johnpye.co.uk or 0115 9706060.

FEATURES

- Online auction 3 & 4 September 2025
- Two bedroom first floor flat
- Long leasehold 250 years from 1 jan 2017
- Sold with vacant possession
- Convenient town center location
- Guide Price £55,000+
- Good local amenities
- Excellent transport links
- Gated basement car park
- Suitable for investors or owner occupier

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.