



## 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

**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 m<sup>2</sup> / 645.8 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

Rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/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.

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