

12 Marriners Drive
Bradford, BD9 4JT

Stone Built

Gas Central Heated

Must See

Versatile Living

Accommodation

Many Original Features

For Sale by Modern Method of Auction. Starting bid £145,000 plus Reservation Fee. Rare to the market is this 2 bedroom stone built period semi detached property set in a highly popular residential area. The property is planned over 3 floors and offers the opportunity to extend the living space to the lower ground floor or convert to a self contained flat subject to necessary permissions. The property retains many original features and benefits gas central heating. Internally the accommodation briefly comprises to the ground floor entrance hallway, lounge, sitting room, dining room, kitchen, bathroom, to the lower ground floor there is an separate entrance and hallway, occasional room, storage room, coal store and W/C, to the first floor there are 2 bedrooms. Externally there is a front garden area, side driveway, detached garage and rear garden area. With its close proximity to Bradford City Centre, Frizinghall Train Station, Lister Park, Bradford University School of Management and Bradford Grammar School this property will be extremely popular. Early viewing is advised to avoid disappointment. For Sale By Great Northern Property Auctions Powered by iam-sold. For information on Auction please call iam-sold 01274 649684

Auction Guide Price £130,000

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Entrance Hallway

Feature lead and light door and window.

Lounge 14' 10" x 16' 9" (4.52m x 5.10m)

Feature lead and light bay window to front elevation, further window to side elevation and character porthole style leaded window to front elevation. gas fire, marble hearth and surround, 3 wall lights, period ornate ceiling and coving.

Sitting Room 16' 6" x 11' 7" (5.03m x 3.53m)

Feature lead and light bay window to front elevation, marble hearth and surround, bespoke high quality built in cabinet and desk to alcoves. period ornate ceiling and coving.

Dining Room 11' 9" x 11' 10" (3.58m x 3.60m)

Built in display cabinets and drawers, window to rear elevation with distant views over valley. Ornate period ceiling and coving.

Kitchen 10' 10" x 11' 2" (3.30m x 3.40m)

Range of wall and base units, laminate worktops, 4 ring electric hob, built in oven and grill, separate Aga two plate, twin oven solid fuel cooker. Built in storage, circular sink with mixer tap, circular drainer, window to rear elevation with distant views over valley. Side entrance door.

Bathroom

3 piece suite comprising w/c, panelled bath, hand wash basin. tiled walls.

First Floor Landing

Bedroom 1 13' 6" in length (4.11m)

Reduced head height to part, under eaves storage. Window to front elevation, velux window to rear elevation.

Bedroom 2 10' 0" x 14' 10" (3.05m x 4.52m)

Window to Side elevation, hand wash basin, under eaves storage.

Lower Ground Floor

Staircase and hallway.

Conversion possibility

The lower ground floor may convert to create further living space or a self contained annexe. Subject to the relevant permissions.

Entrance Hallway

Entrance door from rear garden, hallway,

window to rear elevation. Belfast style sink, central heating boiler

Occasional Room 20' 11" x 11' 8" (6.37m x 3.55m)

Built in storage. window to rear elevation, central heating radiator.

Storage Room 14' 10" x 16' 10" (4.52m x 5.13m)

No natural light.

Coal Store 7' 11" x 8' 3" (2.41m x 2.51m)

Window to rear elevation. this would convert to good sized bathroom. Plumbing to drains on exterior wall.

W/C

W/C, hand wash basin. window to rear elevation.

Externally

Front garden with range of shrubs and lawned area, side driveway leading to detached garage, rear garden area with greenhouse.

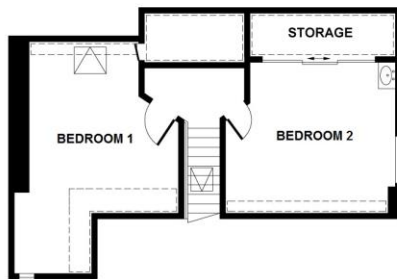
Auctioneers Comments

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by "Great Northern Property Auctions powered by iam-sold Ltd" or "iam-sold Ltd". TO VIEW OR MAKE A BID – Contact Bentley's Estate Agents or visit: www.bentleysestateagents.iam-sold.co.uk



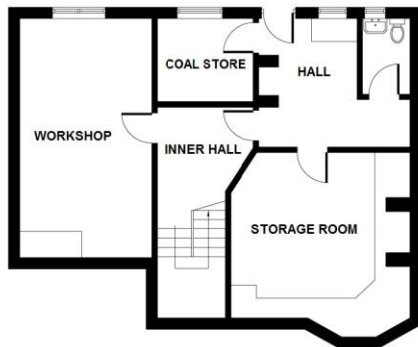
Disclaimer

1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order.
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 = REDUCED HEADROOM
BELOW 1.5m / 5'0

FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

12 MARINERS DRIVE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract .

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