



## 17 Charles Street, Queensbury, Bradford, BD13 2HS

Auction Guide £60,000

- THROUGH BY LIGHT MID TERRACE
- GAS CENTRAL HEATING
- CONVENIENT VILLAGE LOCATION
- SOLD VIA MODERN METHOD OF AUCTION
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED WINDOWS
- IDEAL BUY TO LET INVESTMENT
- NO ONWARD CHAIN

# 17 Charles Street, Bradford BD13 2HS

TWO BEDROOM THROUGH BY LIGHT MID TERRACE WITH NO ONWARD CHAIN, BEING SOLD VIA THE MODERN METHOD OF AUCTION!



Council Tax Band: A



## Property Description

**\*\*\*INVESTMENT OPPORTUNITY\*\*\*** Brought to the market with NO ONWARD CHAIN, is this traditional THROUGH BY LIGHT mid-terraced home being sold via the Modern Method Of Auction. The property sits within the heart of Queensbury Village with EXCELLENT TRANSPORT LINKS in and out of Bradford & Halifax, an ARRAY OF LOCAL AMENITIES NEARBY and in the CATCHMENT FOR A NUMBER OF WELL-REGARDED SCHOOLS. Briefly, the property comprises an entrance hall, a living room and SEPARATE KITCHEN to the ground floor, a cellar to lower ground, and TWO DOUBLE BEDROOMS and bathroom to the first floor, all rooms fitted with GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS. Viewings by appointment only.

## Accommodation

### Ground Floor

#### Entrance Vestibule

Leading in from a uPVC door to front giving access to the living room and stairs to the first floor.

#### Living Room

Well proportioned living room with a double glazed window to front, gas central heating radiator, a fireplace and access to the kitchen.

#### Kitchen

Situated to the rear aspect of the ground floor, fitted with wall and base units, an electric oven with gas hob and extractor fan over, space and plumbing for washing machine and fridge freezer, a sink and drainer with double glazed window to rear and access to the storage cellar.

### First Floor

#### Landing

Leading to two bedrooms and bathroom.

#### Bedroom One

A generous main double bedroom with a double glazed window to front, gas central heating radiator and built in storage cupboard.

#### Bedroom Two

A second double bedroom with a double glazed window, small built in cupboard and gas central heating radiator.

#### Bathroom

A part-tiled bathroom with a three piece suite consisting of a w/c, wash hand basin and corner bath with electric shower over.

#### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

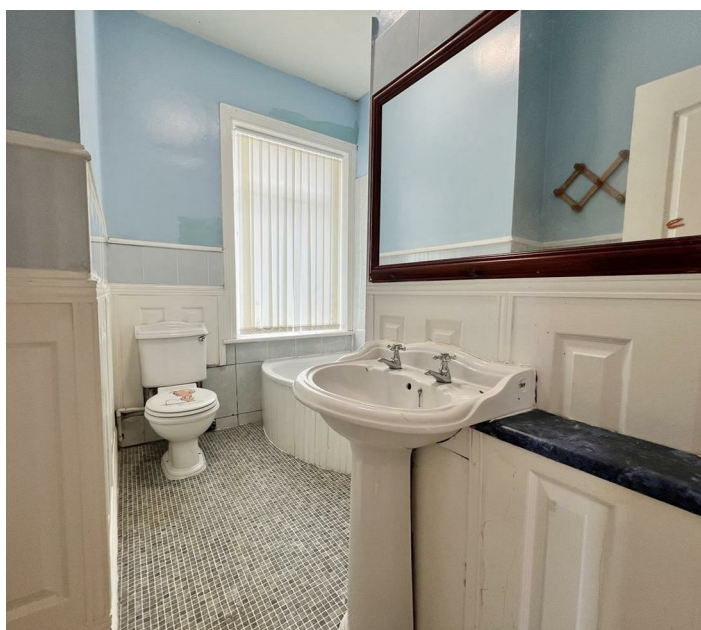
#### Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this

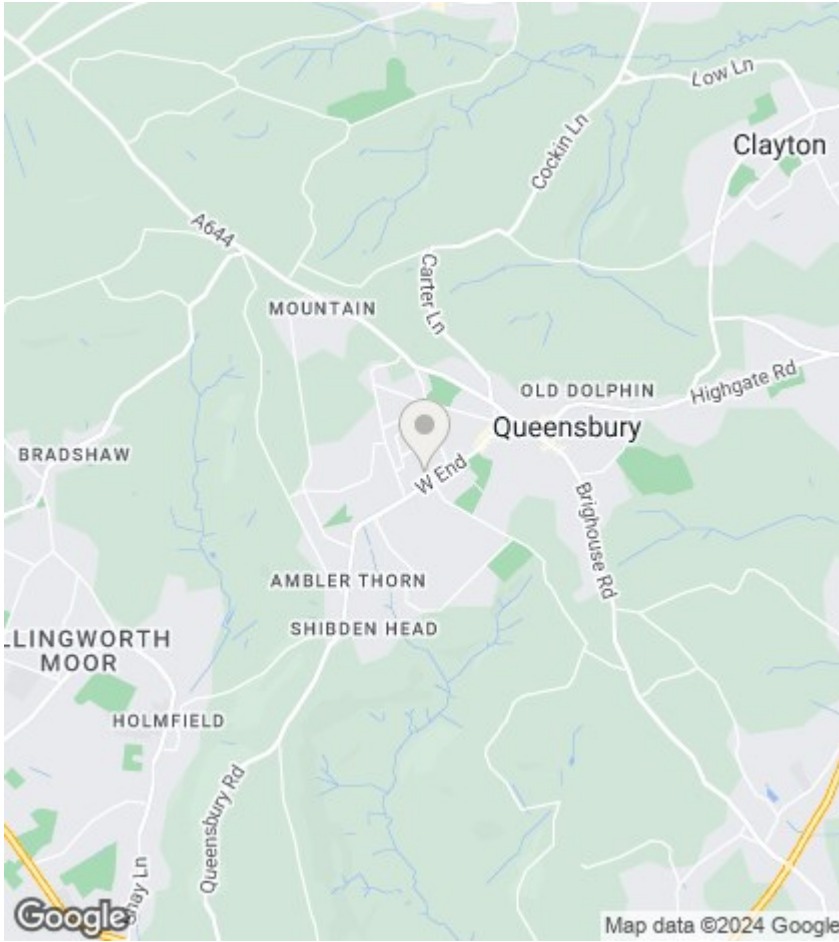
pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

**EPC Rating:**  
D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 