



9 Napier Street, Queensbury, BD13 1AN

Auction Guide £50,000

- Sold by Traditional Auction (T's & C's apply)
- 10% Deposit Payable
- ** Cash Buyers Only **
- Separate lounge & kitchen
- No onward chain
- Buyers Fees Apply
- Subject to Reserve Price
- One bedroom end back to back terrace
- Attic room
- Close to local amenities & transport links

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**** FOR SALE BY AUCTION ** Starting bid £50,000 ** ONE BEDROOM END BACK TO BACK TERRACE WITH ADDITIONAL ATTIC ROOM. NO ONWARD CHAIN, SITUATED IN THE HEART OF QUEENSBURY, BD13, IDEAL FOR A BUY TO LET INVESTMENT!**



Council Tax Band: A



Auctioneers Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Property Description

NO ONWARD CHAIN

* FOR SALE BY AUCTION * CASH BUYERS ONLY *

Offered to the market with no onward chain is this ONE BEDROOM WITH ADDITIONAL ATTIC ROOM end terraced property, IDEAL FOR INVESTORS. In need modernisation, the property comprises a living room, separate kitchen to the ground floor, a substantial main double bedroom and bathroom to the first floor and an attic room. ideally located IN CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES and with EXCELLENT TRANSPORT LINKS. Viewings by appointment only.

Accommodation

Ground Floor

Kitchen

8'08 x 15'06

A fitted kitchen with a mixture of wall and base units, an electric cooked and hob with extractor over, space and plumbing for washing machine and fridge freezer.

Living Room

19'08 x 13'03

A generous living room with double glazed window to front and gas central heating radiator.

First Floor

Landing

Access to bedroom, bathroom and stairs to the second floor.

Bedroom One

11'02 x 15'

A substantial main double bedroom with gas central heating, a double glazed window and feature fireplace.

Bathroom

Fully tiled with a three piece suit consisting of a bath and shower over, w/c, wash hand basin with a double glazed window, gas central heating radiator and built in storage cupboard.

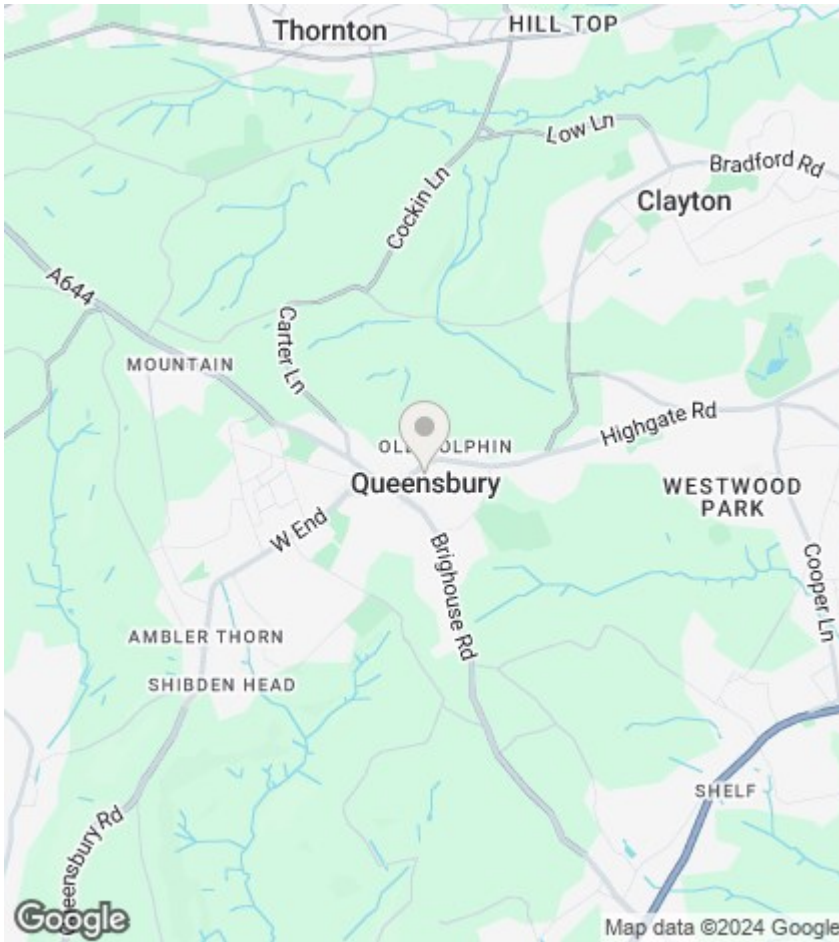
Second Floor

Attic Room

A converted attic room used as an occasional room with a double glazed window and gas central heating radiator.

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.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	