



13 Victoria Street, Bradford, BD13 1AR

Auction Guide £65,000

- ONE BEDROOM BACK TO BACK
- FOR SALE VIA THE MODERN METHOD OF AUCTION
- IDEAL BUY TO LET INVESTMENT
- ENCLOSED YARD TO FRONT
- NO ONWARD CHAIN
- CONVENIENT VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS
- BID TO PURCHASE

13 Victoria Street, Bradford BD13 1AR

ONE BEDROOM END TERRACED BACK TO BACK SOLD WITH NO ONWARD CHAIN IN THE HEART OF QUEENSBURY!



Council Tax Band: A



Property Description

IDEAL BUY TO LET INVESTMENT

Offered to the market with NO ONWARD CHAIN and being sold via the Modern Method Of Auction is this one bedroom END OF TERRACE back to back property. The property sits in the heart of Queensbury Village with EXCELLENT TRANSPORT LINKS and an ARRAY OF LOCAL AMENITIES in close proximity. Briefly, the property comprises an OPEN PLAN LIVING KITCHEN to the ground floor, a CELLAR to the lower ground floor with a SUBSTANTIAL DOUBLE BEDROOM and bathroom to the first floor. Externally, the property has a generously proportioned FULLY ENCLOSED YARD to the front. Viewings by appointment only with bids submitted to I Am Sold.

Accommodation

Ground Floor

Living Kitchen Room

16'4" x 15'1"

An open plan living kitchen room with wall and base units, an electric oven with gas hob and extractor fan over, a sink and drainer, space and plumbing for washing machine and fridge freezer, space for living room furniture, a gas central heating radiator, fireplace, a door to the cellar and stairs to the first floor.

First Floor

Bedroom

10'9" x 15'1"

A generous main double bedroom with an original feature fireplace, a double glazed window to front and gas central heating radiator.

Bathroom

A part tiled bathroom with a three piece suite consisting of a bath with shower over, wash hand basin with vanity unit and w/c with a double glazed window to front and gas central heating radiator.

External

The house has a low maintenance, enclosed yard to the front with gated access.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

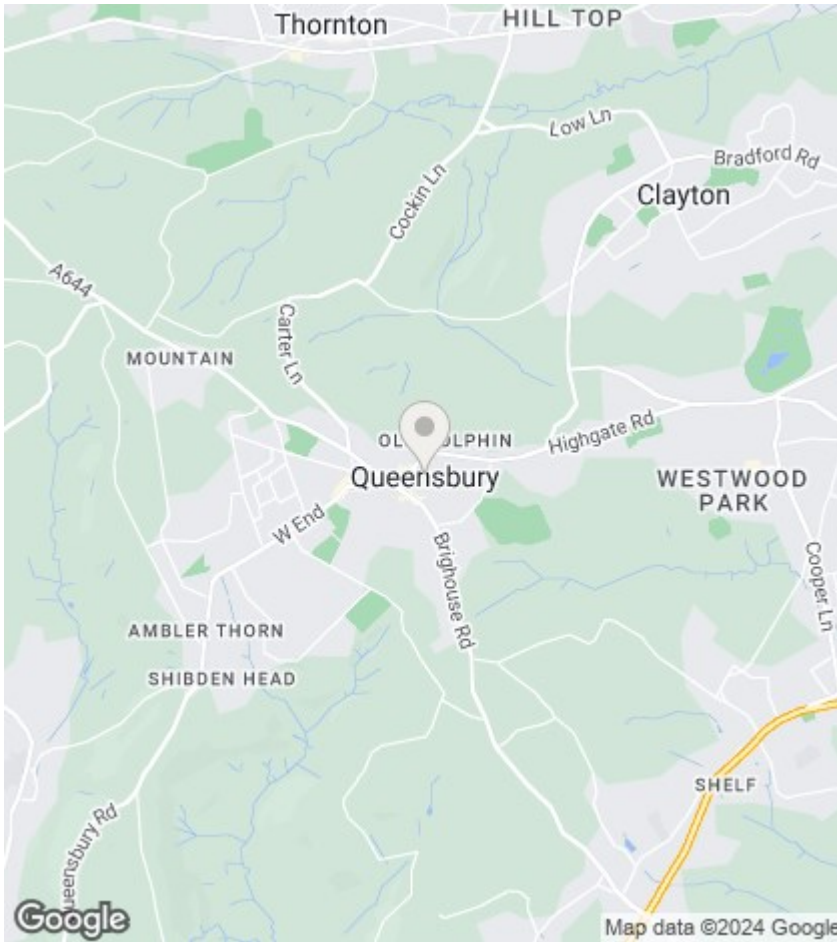
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received 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

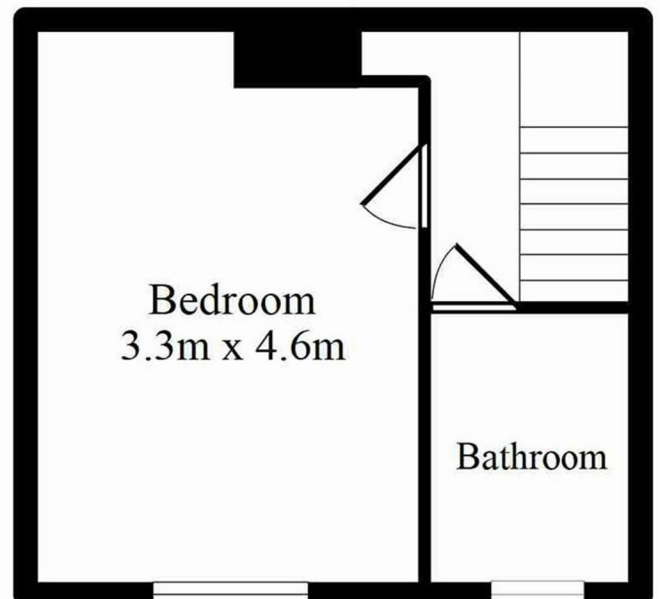
Viewings

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) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024