



5 Fieldhouse Court, Lane End, Clayton, Bradford, BD14 6JN

Auction Guide £80,000

- TWO BEDROOM GROUND FLOOR FLAT
- IDEAL BUY TO LET INVESTMENT
- NO ONWARD CHAIN
- SECLUDED LOCATION
- CHARACTER FEATURES THROUGHOUT
- POTENTIAL FIRST TIME BUY
- SOLD VIA MODERN METHOD OF AUCTION
- BID TO PURCHASE

Lane End, Bradford BD14 6JN

FOR SALE BY MODERN METHOD OF AUCTION - Starting bid £80,000. This TWO BEDROOM ground floor apartment is located within a converted detached property. The property offers spacious accommodation including entrance porch, galley kitchen, bathroom, two bedrooms, & large lounge. The property also has a SINGLE GARAGE within the block.



Council Tax Band: B



Property Description

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Accommodation

Porch

A uPVC porch leading to the kitchen.

Kitchen

Galley style kitchen complete with fitted wall and base units accompanying contrasting work surfaces and complimentary splashback tiling, stainless steel sink unit, with access to inner hallway & bathroom.

Inner Hall

Living Room

Spacious lounge with modern feature fireplace and fitted coal effect gas fire on marble hearth, leaded bay window overlooking the front, original ceiling coving & picture molding.

Bedroom One

A double bedroom with UPVC window to side elevation, radiator.

Bedroom Two

A second double bedroom with UPVC window, radiator.

Bathroom

Modern white three piece suite comprising panelled bath with shower above, pedestal hand basin & W.C, fully tiled floor and walls.

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

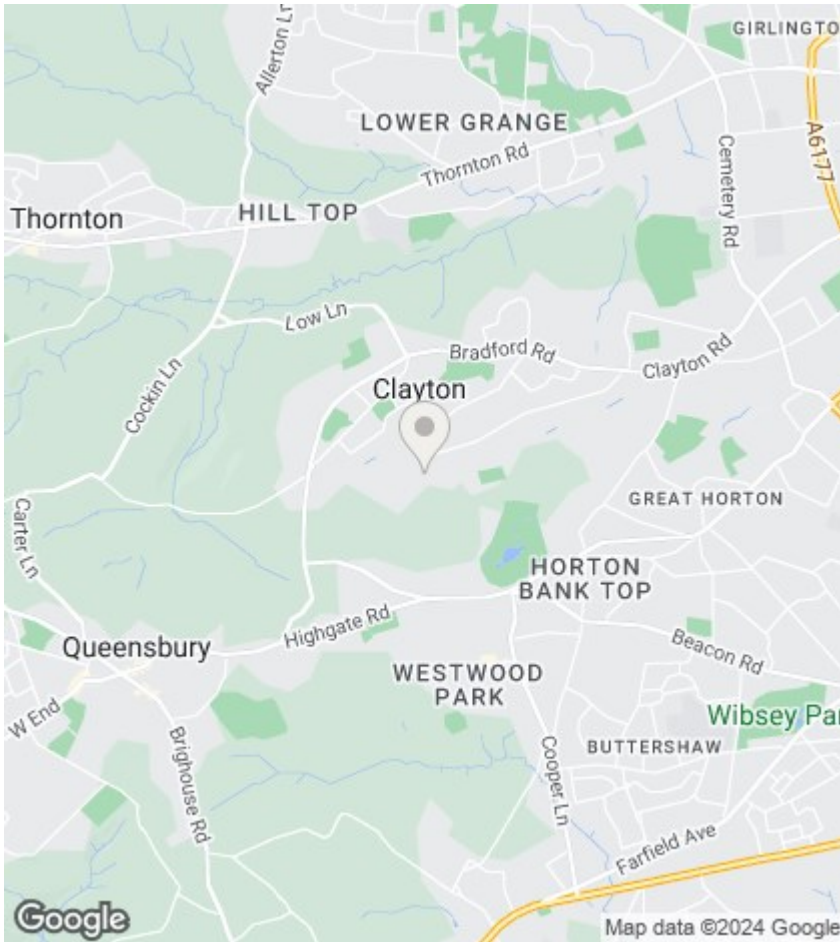
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received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

E

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