



1 Oakleigh Grove, Clayton, Bradford, BD14 6QF

Auction Guide £190,000

- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE, BUYERS FEES APPLY
- THREE BEDROOMS
- GARDENS FRONT & REAR
- DRIVEWAY & GARAGE
- T's & C's APPLY
- DETACHED BUNGALOW
- LOUNGE & DINING KITCHEN
- VIEWING HIGHLY RECOMMENDED
- IN NEED OF SOME UPDATING INTERNALLY

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**** FOR SALE BY MODERN METHOD OF AUCTION ** STARTING BID £190,000 **** This **DETACHED BUNGALOW** offers a cosy retreat with its **THREE BEDROOMS**, ideal for a small family or those looking to downsize. Outside, the **DRIVEWAY & GARAGE** provides convenient parking for your vehicles, while the gardens offer a lovely space to enjoy the outdoors. Although the property is in **NEED OF UPDATING**, this presents a **FANTASTIC OPPORTUNITY** for you to put your own stamp on. Contact us today to arrange a viewing and start envisioning the possibilities!



Council Tax Band:



ENTRANCE HALL

Front entrance door, fitted storage cupboard, access to lounge & third bedroom.

BEDROOM THREE

7'8 x 6'9

Window to the front.

LOUNGE

19'3 x 11'9

Feature wood fire surround with marble effect inlay & plinth, electric flame effect fire, bay window to the front.

INNER HALL

Access to lounge, kitchen two bedrooms & bathroom.

KITCHEN

12'00 x 10'1

Modern range of fitted base & wall units, contrasting work surfaces, stainless steel sink & drainer with mixer tap, fitted double oven, plumbing for an automatic washing machine, tile effect flooring, external door and window to the side.

BEDROOM ONE

11'9 x 13'1

Window to the rear elevation.

BEDROOM TWO

11'9 x 9'9

Window to the rear.

BATHROOM

7'5 x 4'9

This shower room comprises: corner shower cubicle, wash basin set in a vanity unit, low flush WC, fully tiled walls & floor, window to the side.

GARAGE

Driveway parking leading to a single garage with power & light.

EXTERIOR

Front garden with lawn, flower borders and driveway. Paved garden area to the side with flower beds. Rear garden with lawn, mature flower beds & hedging.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method

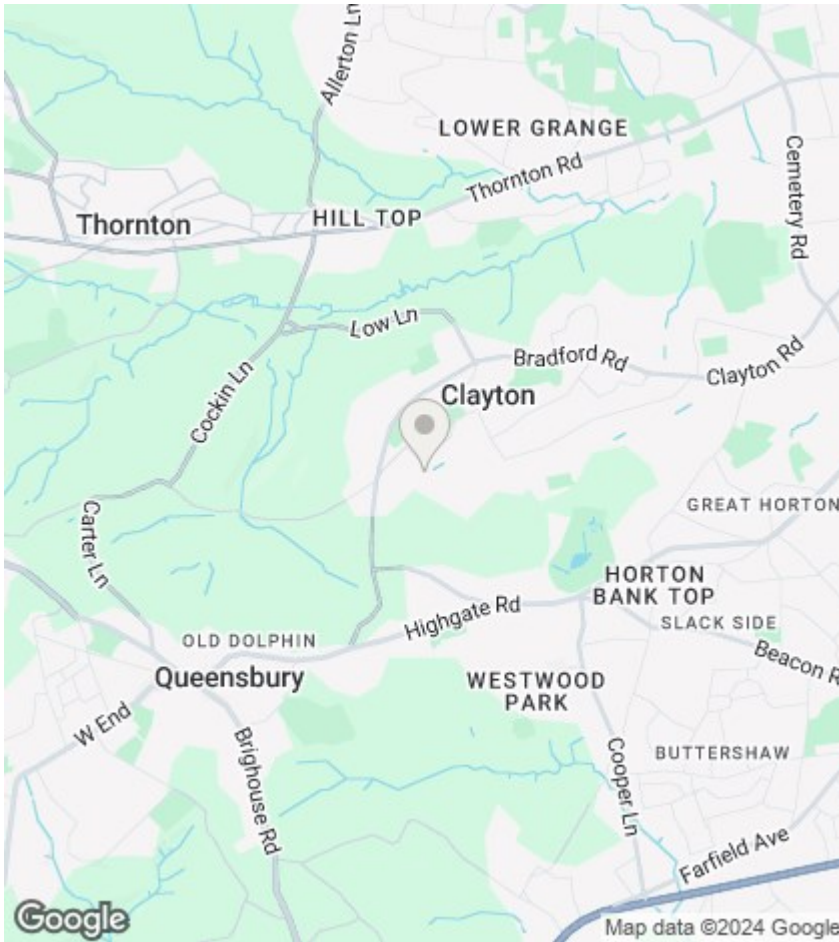
of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time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

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