



Jackson Hill House Jackson Hill, Queensbury, Bradford, BD13 2LA

Auction Guide £270,000

- FIVE BEDROOM CHARACTER PROPERTY
- FOR SALE BY MODERN METHOD OF AUCTION
- GAS CH & UPVC DG
- HUGE POTENTIAL
- UPDATING AND IMPROVEMENTS REQUIRED
- SUBJECT TO AN UNDISCLOSED RESERVE
- RESERVATION FEE APPLICABLE
- SET OVER THREE FLOORS
- LARGE ROOMS THROUGHOUT
- DESIRABLE LOCATION

Jackson Hill House Jackson Hill, Bradford BD13

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**** IMPOSING FIVE BEDROOM CHARACTER PROPERTY ** FOR SALE BY MODERN METHOD OF AUCTION ** SEMI-RURAL LOCATION ** DESIRABLE POSITION WITH OPEN VIEWS ** SET ACROSS THREE FLOORS **** Bronte Estates are delighted to offer for sale this exciting proposition located on the outskirts of Queensbury, close to the border with Shelf. Situated in a sought-after position with a good degree of privacy and affording open views in all directions. Although the property requires some updating and repair, it offers a blank canvas for prospective purchasers to improve and add value. Set on a large plot with private gardens mainly to the front of the property, plus parking and an enclosed yard to the rear. This is a large property set over three levels and will make a superb family home. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Pantry & Utility Room. To the first floor is a spacious Landing area, three double Bedrooms, Master with En-suite and a family Bathroom. To the Second Floor is a Landing area, two further double Bedrooms and a Study/Office. Starting Bid £270,000 plus fees.



Council Tax Band: E



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. 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.

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.

Services may be recommended by the Agent/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.

Entrance Hall

15'6 x 5'5

Front entrance door and stairs off to the first floor. Central heating radiator.

Lounge

18'2 x 11'7

Bay window to the front elevation with floor to ceiling windows, cast iron gas stove and a central heating radiator.

Dining Room

15'5 x 12'0

Open fire place and fitted cupboards/storage to both alcoves. Door and window to the front elevation, central heating radiator and an archway to the kitchen.

Kitchen

15'1 x 8'4

Fitted with a range of modern base and wall units, butchers block working surfaces and splash-back wall tiling. A large six oven AGA is included in the sale. Stainless steel sink & drainer and two windows to the rear elevation. Open to a small lobby area with Pantry off and access to the Utility Room.

Utility / Boot Room

9'0 x 7'1

UPVC entrance door and window. Tiled floor and plumbing for a washing machine.

First Floor

A spacious landing area with a window to the front and stairs off to the second floor. Fitted storage cupboard and a central heating radiator.

Bedroom One

15'6 x 11'9

Window to the front elevation, central heating radiator and a door to the en-suite.

En-suite

9'3 x 9'0

A spacious en-suite that was previously a sixth bedroom with access from the landing. Fitted with a large corner shower cubicle and a unit housing the WC and washbasin with mirror, storage cupboards and spotlights.

Bedroom Two

15'7 x 13'0

Window to the front elevation, fitted wardrobes and a central heating radiator.

Bedroom Three

13'0 x 9'0

Window to the rear elevation, fitted wardrobes and a central heating radiator.

Bathroom

7'9 x 5'9

A fully tiled bathroom comprising of a panelled bath with shower over, wash basin and WC. Window to the rear elevation and a central heating radiator.

Second Floor

A spacious landing area with Velux roof window.

Bedroom Four

16'8 x 12'1

Window to the side elevation and a central heating radiator.

Bedroom Five

17'3 x 13'1

Window to the side elevation affording stunning open views, plus a Velux roof window and two central heating radiators.

Study / Office

8'1 x 5'1

Velux window and access to the eaves.

External

To the front of the property is a large enclosed private garden, mainly laid to lawn and enjoying a paved patio. There is a range of mature trees, shrubs and a garden shed. The septic tank is located at the bottom of the garden. To the rear of the house is a parking area and an enclosed yard with metal fence.

Additional Information

Mains Electricity

Mains Water

Mains Gas Supply

Drainage is via Septic Tank

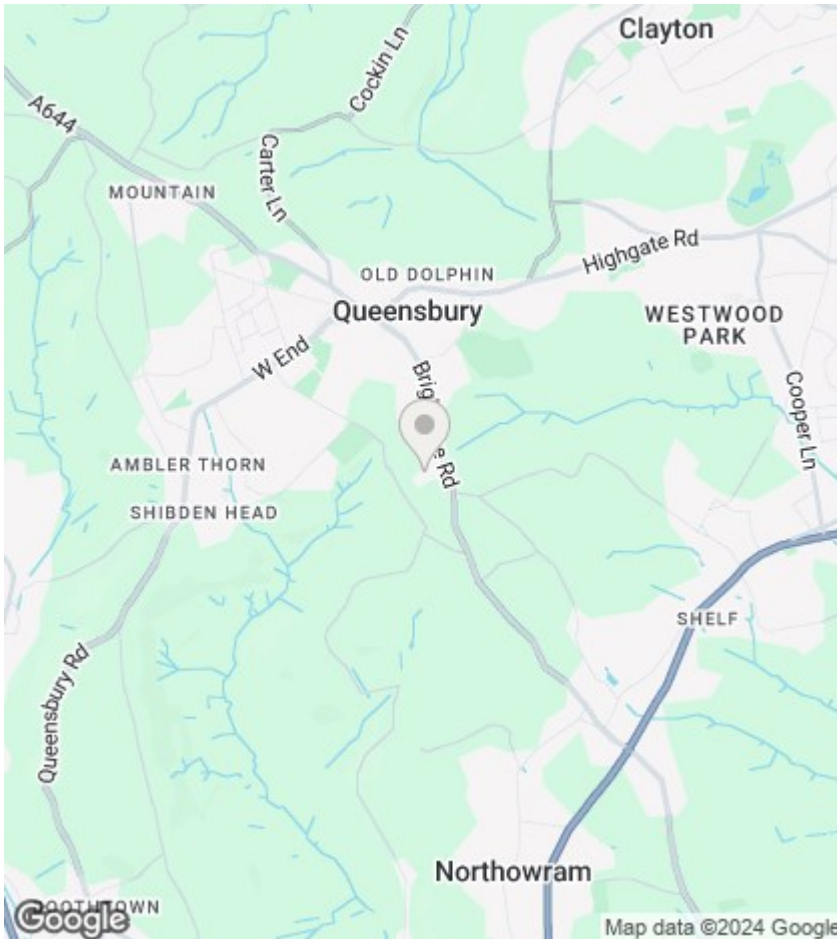
Council Tax Band E

The property does not own the access road.

Access and Right of Way is down the side of the property from a single track off Jackson Hill Lane, to the parking area at the rear.







Directions

From Queensbury traffic lights head straight down Brighthouse Road passing Tesco. After passing the turning for Hillcrest Drive on your right, take the next Right on to Jackson Hill Lane. After a short distance look out for a driveway on your right marked Highleys Cottage & Wellcroft Cottage and take the dirt track immediately after it. Follow the track and the house is on your left. Park at the rear.

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	