



Crooke Lane, Wilsden Bradford BD15 0LN

welcome to

Crooke Lane, Wilsden Bradford

This charming property features a welcoming porch, cosy living room with a log burner, and a practical kitchen. The cellar offers two versatile rooms, perfect for storage or hobbies. Upstairs, there are two bedrooms and a family bathroom. Outside, enjoy a rear yard and convenient on-street parking.



Charming Mid-Terraced Home in Wilsden – Chain Free and Ready for Its Next Chapter

Located in the heart of the popular village of Wilsden, this chain-free mid-terraced property offers a fantastic opportunity for buyers seeking a home with character and potential. Spread across multiple levels, it combines practical living spaces with charming features.

Step inside through a welcoming porch that leads into a cosy living room, complete with a characterful log burner, creating the perfect spot for relaxing evenings. The adjoining kitchen provides ample space for cooking and dining, making it ideal for everyday family life.

The property benefits from a two-room cellar, offering versatile space for storage, a workshop, or even a home office conversion.

Upstairs, you will find two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for couples, small families. or those looking to downsize.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Cellar

6' 9" x 4' 11" (2.06m x 1.50m)

Cellar

10' x 6' 8" (3.05m x 2.03m)

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Living Room

18' 4" x 10' 11" (5.59m x 3.33m)



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Crooke Lane, Wilsden Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- Mid-terraced home in a popular village location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BNG102766 - 0003

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