



BARKERS
OPENING DOORS FOR YOU



2 Danby Avenue

Bradford, BD4 6TG

Auction Guide Price £125,000

- 🌀 TOWN HOUSE
- 🌀 LOUNGE
- 🌀 KITCHEN
- 🌀 TWO BEDROOMS
- 🌀 HOUSE BATHROOM
- 🌀 DRIVEWAY/GARAGE
- 🌀 NO ONWARD CHAIN
- 🌀 UPVC DOUBLE GLAZING
- 🌀 GAS FIRED CENTRAL HEATING



Full Description

DESCRIPTION

FOR SALE BY THE MODERN METHOD OF AUCTION - Barkers are pleased to offer for sale with NO ONWARD CHAIN this end terraced two bedroomed town house ideal for the First Time Buyer or Investor with uPVC double glazing and gas fired central heating. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hallway, lounge, kitchen, two bedrooms and house bathroom, driveway to the front leading to a single garage with lawned gardens, to the rear is a low maintenance garden with a useful outbuilding and garden shed.

ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with doors leading off into the lounge, kitchen with stairs leading to the first floor.

LOUNGE

12' 9" x 11' 7" (3.89m x 3.53m)

Featuring a living flame gas fire, laminate flooring, French doors leading out into the rear garden.

KITCHEN

6' 5" x 9' 7" (1.96m x 2.92m)

Fitted with wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, electric oven with gas hob and extractor over, under counter space for fridge/freezer, part tiled splashback, tiled flooring.

LANDING

Stairs leading to the first floor landing with doors leading off into two bedrooms and house bathroom.

BEDROOM ONE

13' 0" x 7' 8" (3.96m x 2.34m)

Double bedroom to the rear of the property with views over the garden.

BEDROOM TWO

6' 5" x 9' 2" (1.96m x 2.79m)

Single bedroom to the front of the property.

HOUSE BATHROOM

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, lino flooring.

EXTERIOR

Large driveway to the front of the property leading to a single garage, lawned garden with borders and shrubs, to the rear of the property is a low maintenance garden with an outbuilding and garden shed for useful storage.

DIRECTIONS

From our Birkenhead office head north west on Old Lane towards Woodlands Fold then turn left onto Town Street then slight left onto Tong Street (A650) then take a left onto Shetdiffe Lane at the roundabout take the second exit onto Bierley Lane, then turn right onto Armadale Avenue, then right onto Roundell Avenue, then right onto Danby Avenue where the property will be located on the left.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional."

