

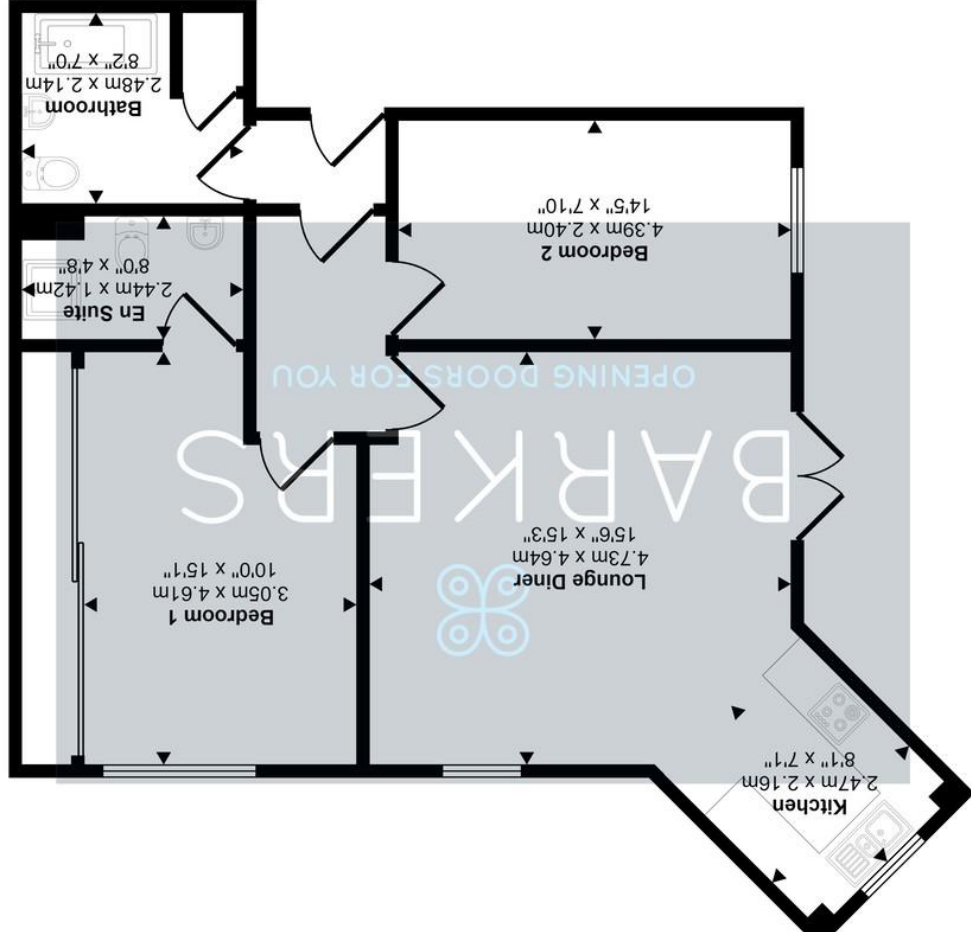
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

60 D

78 C

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



1 Bank View

Birkenshaw, BD11 2AG

Starting Bid £115,000

- FOR SALE BY MODERN AUCTION - T'S & C'S APPLY
- SUBJECT TO RESERVE PRICE, BUYERS FEES APPLY
- COMMUNAL ENTRANCE WITH INTERCOM
- LOUNGE, KITCHEN AREA
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS



Full Description

FOR SALE BY MODERN METHOD OF AUCTION T's & Cs' apply

Offered for sale with NO CHAIN is this immaculate GROUND FLOOR apartment which forms part of a popular development in the heart of Birkenshaw village. Ideally situated within walking distance of local shops, amenities, bus routes and just minutes from junctions 26 and 27 of the m62 motorway network. The accommodation briefly comprises: Communal entrance, lounge, kitchen area, two double bedrooms (one with en-suite facilities) and bathroom. Externally there is allocated parking and communal gardens. The current seller makes use of the garden space in front of the French doors at the property but this is not on the deeds.

ENTRANCE HALL

A communal entrance with an intercom entry system, gives access to the property. A door leads into the entrance hall which gives access to all rooms.

LOUNGE

15' 6" x 15' 3" (4.72m x 4.65m)

Spacious room with a wall mounted electric fire and French doors leading out to the exterior of the property. Access to the kitchen area.

KITCHEN AREA

8' 1" x 7' 1" (2.46m x 2.16m)

Fitted with a range of wall and base units with complementary work surfaces and a 1 1/2 bowl sink. Electric oven and a ceramic hob with a chimney style extractor over, integrated washing machine, inset spotlights to the ceiling and vinyl flooring.

BEDROOM ONE

15' 1" x 10' 0" (4.6m x 3.05m)

Double room with fitted wardrobes to one wall with sliding mirrored doors. A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

8' 0" x 4' 8" (2.44m x 1.42m)

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Part tiled walls, tiled flooring and an extractor fan.

BEDROOM TWO

Double room.

BATHROOM

Fitted with a three piece white suite which comprises of a bath with a mixer shower tap, W.C. and wash basin. Inset spotlights to the ceiling, extractor fan, part tiled walls, tiled flooring and a chrome heated towel radiator.

EXTERIOR

Externally there is allocated parking and communal gardens. The current seller makes use of the garden space in front of the French doors at the property but this is not on the deeds.

ADDITIONAL INFORMATION

Tenure - Leasehold

Ground rent - £110 per year approx

Service charge £1400 per year approx.

Lease remaining - approx 105 years



AUCTIONEER COMMENTS

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.

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the third exit into Bradford Road. Proceed through the village and turn left into Bank View. the apartment can be found in the first block on the left hand side.

