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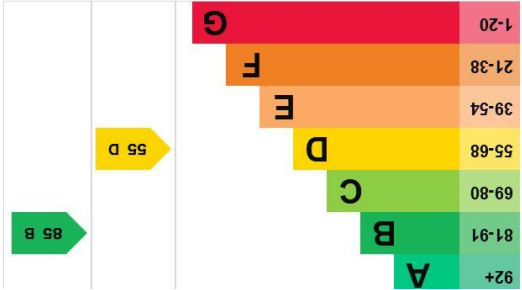
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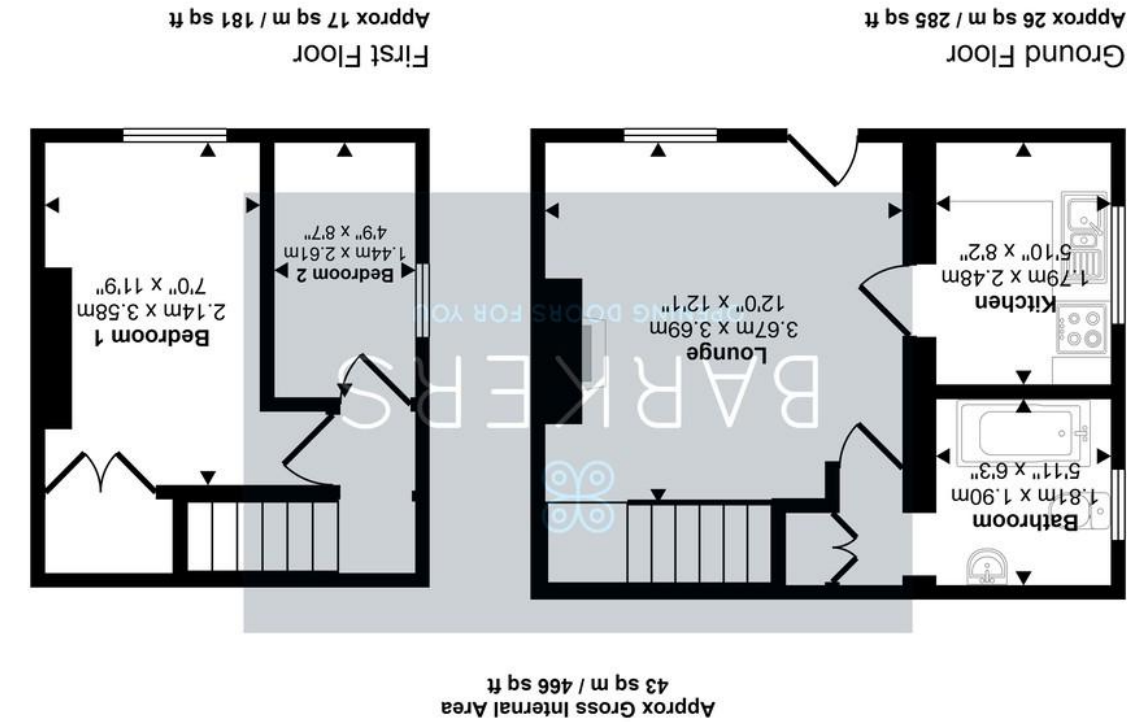
4 Old Lane,

Birkenshaw, Bradford

West Yorkshire, BD11 2JX



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.



BARKERS

OPENING DOORS FOR YOU



55 Cutler Heights Lane  
Bradford, BD4 9JR  
Starting Bid £67,500

- FOR SALE BY MODERN METHOD OF AUCTION - T'S & C'S APPLY

LOUNGE

KITCHEN

GROUND FLOOR BATHROOM
- TWO BEDROOMS

GARDEN





# Full Description

FOR SALE BY MODERN METHOD OF AUCTION – T’S & C’S APPLY.  
Offered for sale with NO CHAIN is this two bedroomed end terraced property which would benefit from some cosmetic improvements and would make an ideal purchase for a first time buyer or investor. Ideally situated within easy reach of local schools, amenities and bus routes. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Lounge, kitchen, ground floor bathroom and two bedrooms. Externally there is a paved and lawned garden.

**LOUNGE**  
12' 1" x 12' 0" (3.68m x 3.66m)  
An external door leads into the lounge which has a fireplace with a gas fire, staircase leading to the first floor landing and doors lead to the kitchen and inner hall.

**KITCHEN**  
8' 2" x 5' 10" (2.49m x 1.78m)  
Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Space for a gas cooker and plumbing for a washing machine.

**INNER HALL**  
Featuring useful built-in storage cupboards and gives access to the bathroom.

**BATHROOM**  
6' 3" x 5' 11" (1.91m x 1.8m)  
Fitted with a three piece white suite which comprises of a bath with a mixer shower tap, W.C. and wash basin. Chrome heated towel radiator.

**FIRST FLOOR LANDING**  
Doors lead to two bedrooms.

**BEDROOM ONE**  
11' 9" x 7' 0" (3.58m x 2.13m)  
Double room with built-in wardrobes and cupboards.

**BEDROOM TWO**  
8' 7" x 4' 9" (2.62m x 1.45m)  
Single room.

**EXTERIOR**  
Externally there is a paved and lawned garden.

**ADDITIONAL INFORMATION**  
Tenure - Freehold  
Council tax band - A



**AUCTIONEERS 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.

