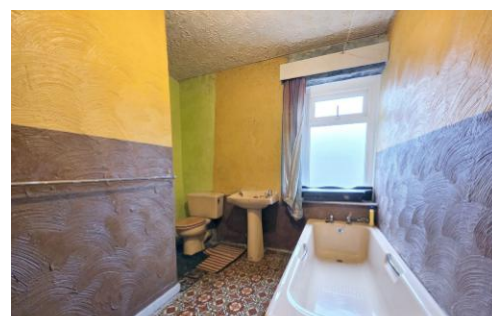




BARKERS

OPENING DOORS FOR YOU



16 Field Top

Bailiff Bridge, HD6 4EQ

Auction Guide Price £55,000

Property Description

FOR SALE VIA THE MODERN METHOD OF AUCTION - T's & C's APPLY
Barkers are pleased to offer For Sale via the modern method of auction, this one bedroom terraced property, in need of modernisation and situated in the popular area of Bailiff Bridge, with the benefit of a garden area to the front of the property. The property briefly comprises: Entrance hall, lounge/kitchen, bedroom and bathroom.

ENTRANCE HALL

With stairs to first floor and door to the lounge/kitchen diner.

LOUNGE/KITCHEN

14' 7" x 13' 3" (4.46m x 4.06m) Featuring a gas fire set in a brick effect surround with shelf and hearth. Kitchen area featuring a sink with stainless steel sink.

FIRST FLOOR LANDING

Doors to bathroom and bedroom.

BEDROOM

7' 4" x 13' 4" (2.24m x 4.07m) Double bedroom with built-in wardrobes.

BATHROOM

5' 7" x 10' 2" (1.71m x 3.10m) Featuring a pastel coloured three piece suite of bath, wash hand basin and WC.

EXTERIOR

There is a lawned garden area to the front of the property.

ADDITION INFORMATION

Tenure: Freehold
Council Tax Band: A

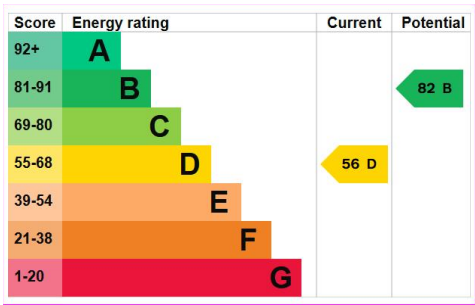
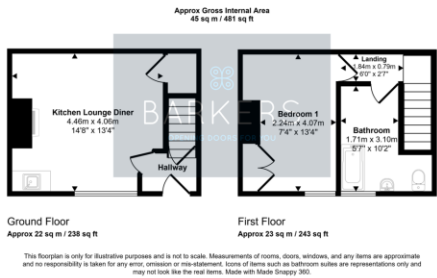
AUCTIONEERS COMMENTS

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 winning bidder will pay £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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