



Davies Properties



Clyde Street

Bingley, BD16 4JJ

Starting Bid £65,000



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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SUMMARY

An opportunity has arisen to purchase this second floor, two bedroom duplex apartment, in this historic building in the sought after village of Bingley. The property is being sold with no onward chain. The windows are uPVC double glazed and the apartment has electric radiators throughout. The apartment building is conveniently located close to the train station, making this a desirable location for commuters into Leeds and Bradford. Bingley has an array of shops, bars and restaurants and a good choice of supermarkets. This property would suit first time buyers, young professionals or indeed a buy-to-let investor, but work would need to be undertaken to improve the EPC rating to the current legal rating of 'E'. There is convenient allocated parking to the rear of the property.

GROUND FLOOR

Communal Entrance

With a secure main entrance leading to communal hallways and stairs to the upper floor levels.

SECOND FLOOR

Entrance Hall

The neutral decor on the staircase gives you the opportunity to put your own stamp on it and make it your home.

Bathroom

With a three-piece suite comprising of panelled bath with shower mixer tap, pedestal hand wash basin and W/C and tiling to the splash-backs.

Bedroom

11'5" x 8'10" (3.48 x 2.69)

With uPVC double glazed windows and electric wall heater. Neutral walls allow you to decorate to your own taste and enjoy waking up in this historical building.

Bedroom

11'5" x 8'8" (3.48 x 2.64)

With uPVC double glazed windows and electric wall heater. Neutral walls will allow for your own taste in decor.

Living Room

17'10" x 14'5" (5.44 x 4.39)

A large open-plan living space enjoying high ceilings and feature beams, reminding you of the history that is submerged in this building's architecture. There are uPVC double glazed windows which allow copious amounts of natural light to shine through and an electric wall heater to provide warmth.

Mezzanine Level

8'8" x 8'5" (2.64 x 2.57)

This is an amazing space that doesn't interfere with the main living area and so could be used as an office for those who work from home or even somewhere for your guests to sleep over.

Kitchen

8'6" x 7'6" (2.59 x 2.29)

A practical kitchen with a range of matching wall and base units with work-surfaces over. With stainless steel sink, electric oven and hob with recirculatory hood over, integrated fridge/freezer and built-in microwave.

OTHER INFORMATION

- ~ Council Tax Band 'B'
- ~ Tenure: Leasehold
- ~ Annual Ground Rent: £50
- ~ Annual Service Charge: £2,040

AUCTIONEER'S ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the Marketing Agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the Marketing Agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any Marketing Agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



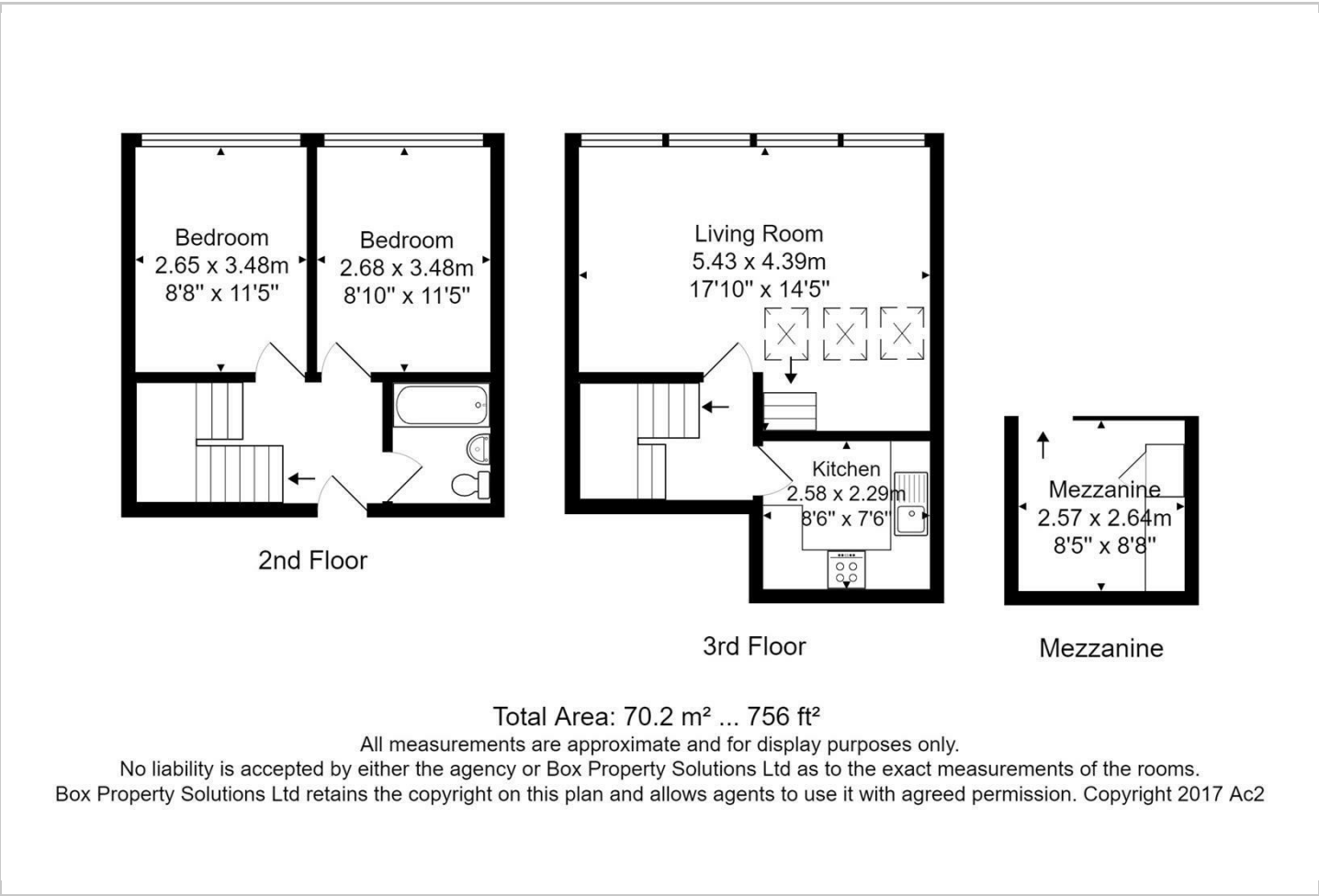
Hybrid Map



Terrain Map



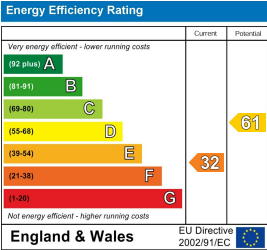
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.