



**439 Toller Lane
Bradford, BD9 5NX**

FOR SALE BY SHARPES, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 11TH OF JULY 2024 AT 12PM. GUIDE PRICE OF £130,000. This three bedroom semi detached would make an ideal purchase for a builder/speculator. Requires full modernisation throughout and is ideally located for amenities, shops and a 'stone's throw' away from Bradford Royal Infirmary.

EPC = E

Council Tax = C

Freehold

- FOR SALE BY SHARPES, MODERN ONLINE AUCTION - 11TH OF JULY 2024 AT 12PM.
- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- EPC = E
- RESERVATION FEES APPLY - 56 DAY COMPLETION.
- OFFERED FOR SALE WITH VACANT POSSESSION
- VIEWING IS A MUST!

Auction Guide Price - £130,000

Entrance Hall

With built in cupboard and double glazed window.

Lounge

19'4" x 11'9"

With double glazed window, living flame gas fire, French doors.

Dining Kitchen

11'9" x 10'9"

Having stainless steel sink unit, plumbing for auto washer, gas fire, double glazed window and pantry.

With stainless steel sink unit and upvc door to rear.

Side Porch

With stainless steel sink unit and upvc door to rear.

First Floor

With storage cupboard and double glazed window.

Bedroom One

12'1" x 11'9"

With double glazed window.

Bedroom Two

12'1" x 11'9"

With double glazed window.

Bedroom Three

7'6" x 7'6"

With double glazed window.

Seperate WC

With low suite wc.

Bathroom

Two piece suite comprising panelled bath, pedestal wash basin, double glazed window.

Outside

To the outside there are gardens to front, side and rear.

Solicitors

Brochure Prepared

12/06/24

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").

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

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.