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1 Harry Lane

- FOR SALE BY MODERN AUCTION
- SUBJECT TO RESERVE PRICE
- 2 BED GROUND FLOOR FLAT
- BUYERS FEES APPLY

Auction Guide Price £80,000
EPC Rating '74'





Property Description

This Property is for sale by Modern Method of Auction ** TWO BEDROOM GROUND FLOOR APARTMENT ** GARAGE & PARKING ** This superb ground floor apartment sits in a quiet cul-de-sac, just off The Avenue in Clayton and benefits from a garage and driveway parking. The property also benefits from gas central heating, UPVC double glazing and a modern bathroom with a large walk-in shower. There is only one other property adjoining this one. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Garden, Driveway and an attached single Garage.

ENTRANCE HALL

A UPVC front door leads into an 'L' shaped hallway with two useful walk-in storage cupboards and a central heating radiator.

LOUNGE

13' 4" x 11' 4" (4.06m x 3.45m) French doors leading to the exterior and there is a further window to the side elevation. Two wall light points and two central heating radiators.



KITCHEN

10' 2" x 7' 6" (3.1m x 2.29m) A white fitted kitchen with base and wall units, laminated work surfaces and splashback wall tiling. Stainless steel sink and drainer, plumbing for a washing machine and integrated appliances that include an electric halogen hob, electric oven and extractor. Central heating boiler and a radiator. Window to the rear elevation.

BEDROOM ONE

13' 2" x 10' 0" (4.01m x 3.05m) Fitted furniture to include a range of wardrobes and a dressing table. Window to the front elevation and a central heating radiator.



BEDROOM TWO

8' 1" x 6' 6" (2.46m x 1.98m) Window to the front elevation and a central heating radiator.

SHOWER ROOM

7' 4" x 5' 5" (2.24m x 1.65m) A fully tiled, modern shower room with a double width walk-in shower enclosure and a thermostatic shower, push-button WC and a washbasin set in a vanity unit. Central heating radiator.

EXTERNAL

To the front of the property is a flowerbed, block paved driveway for one car and access to the garage.



GARAGE

Single attached garage with power, light and a door to the rear.

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 4.2% 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

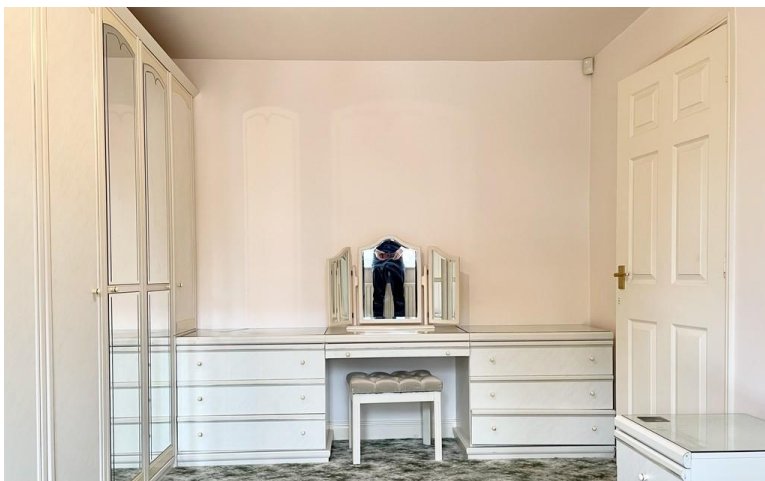
Reservation Period and is paid in addition to the purchase price. The Fee is considered within

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:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



