

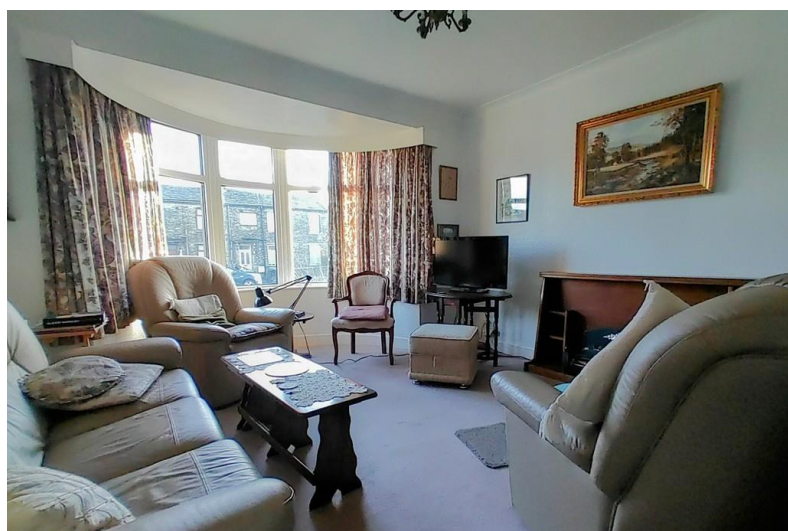
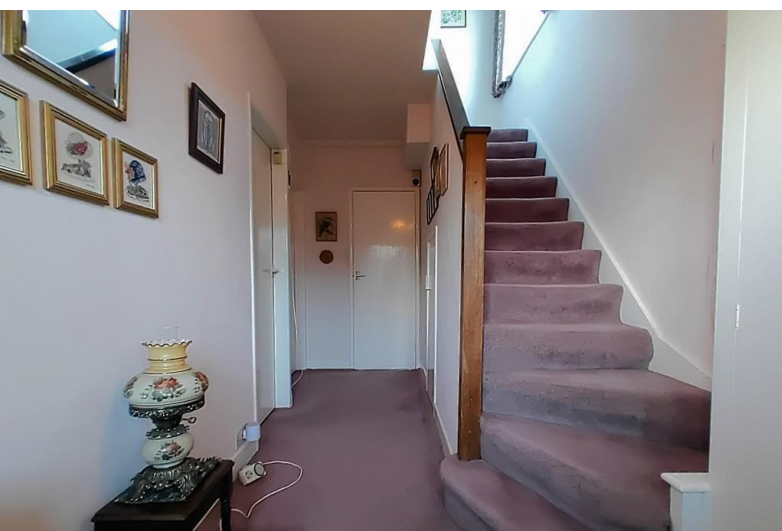


[www.whitneys.co.uk](http://www.whitneys.co.uk)

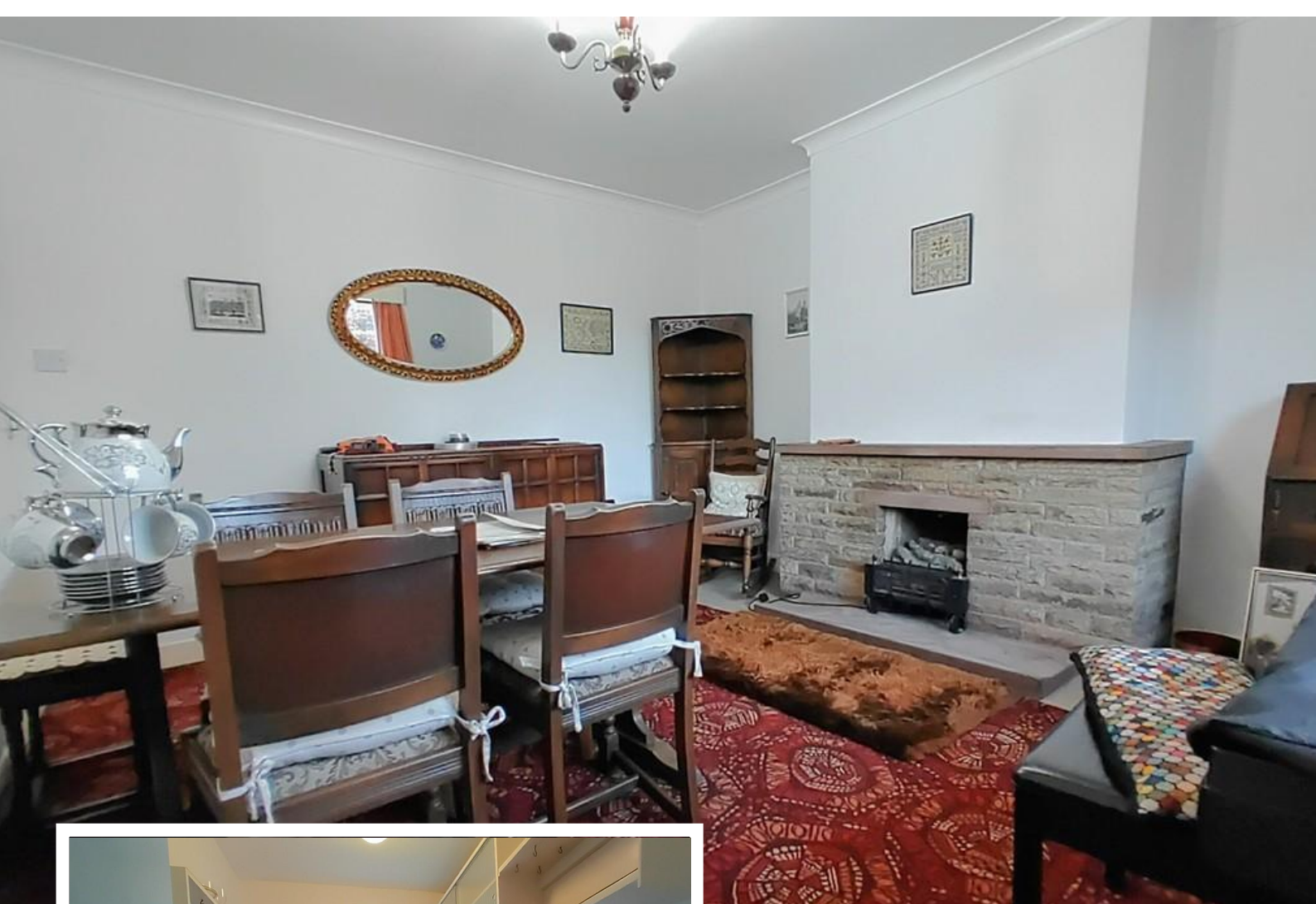
**112 Highgate Road**

- POPULAR LOCATION
- SEMI-DETACHED
- THREE BEDROOMS
- IDEAL FAMILY HOME

**Guide Price £155,000**  
EPC Rating '45'







## Property Description

### HALLWAY

Enter the property via UPVC door and you will be immediately welcomed by the spacious hallway. The hall allows access to all ground floor rooms, and a staircase to the first floor.

### LOUNGE

15' 3" x 12' 7" (4.65m x 3.84m) An open, bright and airy room with large bay windows allowing plenty of light to flow through. With an electric fireplace and electric heater.

### DINING ROOM

13' 2" x 11' 11" (4.01m x 3.63m) The dining room offers plenty of space and overlooks the well-maintained rear garden. With an electric fireplace and beautiful feature stone surround with a timber mantle.

### KITCHEN

10' 2" x 7' 4" (3.1m x 2.13m) The kitchen includes wall and base units, an electric hob and cooker, plumbing for a washing machine, and a stainless steel sink and





drainer. There's also the added benefit of a spacious pantry. With a window that faces the rear garden, and a UPVC door which allows access to the rear garden.

#### MASTER BEDROOM

14' 10" x 11' 3" (4.52m x 3.43m) The master bedroom offers plenty of floorspace for any freestanding furniture, plus a double (or bigger) bed! With the large bay window, this room is bright and has plenty of light flowing through.

#### BEDROOM TWO

13' 1" x 12' 1" (3.99m x 3.68m) Another double bedroom with fitted storage cupboards, a window to the rear of the property and plenty of space for any freestanding furniture.

#### BEDROOM THREE

8' 4" x 7' 11" (2.54m x 2.41m) The smallest bedroom which would allow a single bed and some freestanding furniture. With a window to the front elevation and fitted storage cupboards.

#### BATHROOM

5' 9" x 5' 5" (1.75m x 1.63m) Includes a bath with and a handwash basin, heated towel rail, and a fitted storage cupboard. With a window to the rear elevation.

#### WC

4' 8" x 3' 5" (1.42m x 1.04m) Includes the toilet and a small window to the side elevation.

#### EXTERNAL

To the front of the property is large driveway for multiple vehicles, plus access to the garage. To the rear of the property is a small paved area with a large well-maintained lawn.

#### AUCTION INFORMATION

**\*\* FOR SALE BY MODERN AUCTION - T & C'S APPLY\*\***

#### Auctioneer Comments

This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT.

This is subject to a minimum payment of £6,000 inc VAT and is paid in addition to the agreed purchase price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the







calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price.

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This property is marketed with a Buyers Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property and a prudent buyer is expected to view the property and complete their own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained with this pack. The winning buyer will also make payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by iamsold.

Bidders will be required to register and go through an identification verification process with iamsold Limited and provide proof of how the purchase would be funded.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.

#### 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.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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

