

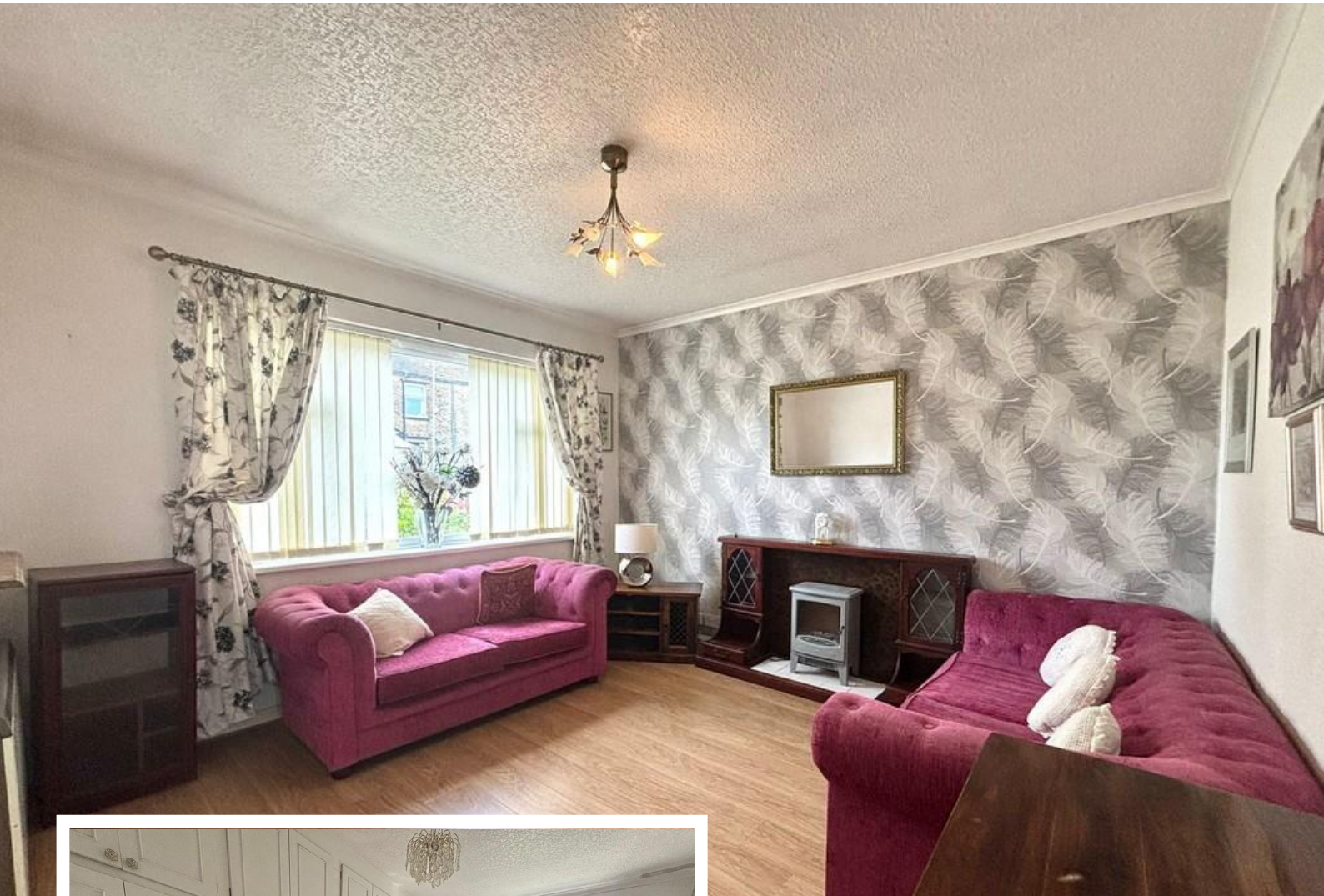


2 Bentfield Cottages

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- CLOSE TO CLAYTON VILLAGE
- POPULAR LOCATION

Auction Guide Price £130,000
EPC Rating '47'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £130,000 PLUS RESERVATION FEE'S APPLY - Whitney's are pleased to market this two bed bungalow on Bentfield Cottages. Although some modernisation is required throughout, this property has potential to be the perfect family home! This property boasts of a kitchen, living room, two bedrooms, bathroom, front and rear gardens, garage and driveway. Contact us to arrange your viewing on 01274 880019.

PORCH

6' 06" x 5' 10" (1.98m x 1.78m) The entrance porch offers access to the front and rear garden and grants access to the front door.

KITCHEN

11' 00" x 6' 04" (3.35m x 1.93m) The kitchen includes wall and base units and a stainless steel sink and drainer. There is a large window to the front and a door that grants access to the gardens.



LIVING ROOM

12' 01" x 12' 08" (3.68m x 3.86m) The living room has a large window to the front offering lots of natural light. Electric heating radiator and electric fire.

BEDROOM ONE

11' 07" x 9' 06" (3.53m x 2.9m) This bedroom comprises of a window to the rear, electric heating radiator and fitted wardrobes.

BEDROOM TWO

8' 08" x 8' 05" (2.64m x 2.57m) This bedroom comprises of a window to the rear and electric heating radiator.

BATHROOM

5' 05" x 6' 04" (1.65m x 1.93m) The bathroom is fully tiled and comprises of a three piece suite with a WC, hand wash basin and shower. There is also a window to the side.

EXTERIOR

Front garden part flagged with a grass area, garage and driveway. Rear garden artificial turf.

AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a 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. T&C's apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.





DIRECTIONS:

PURCHASE DETAILS:

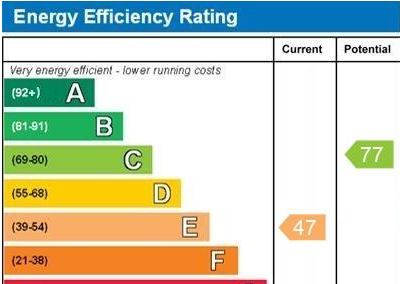
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements