



Middlebrook Walk, Fairweather Green, Bradford, BD8 0ER
● **SALE BY MODERN METHOD OF AUCTION** ● **Semi Detached** ●
● **Two Receptions & Six Bedrooms** ● **Driveway & Gardens** ●
FREEHOLD | COUNCIL TAX BAND: C | EPC: E
Guide Price £185,000

Directions

From our office head up Thornton Road, turn left onto Godfrey Street. Take your second left onto Middlebrook walk and follow it round. Take your second left onto Middlebrook walk. The property is on the right.

Description

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTIONS...STARTING PRICE £185,000 PLUS RESERVATION FEE'S APPLY. LOOKING FOR A LARGE PROPERTY TO MAKE YOUR OWN? GET BIDDING!

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Entrance Hall

With a radiator, a detector and a store cupboard housing the gas meter.

Lounge 14' 8" x 11' 8" (4.464m x 3.564m)

With a bay double glazed window, a radiator and doors to the second reception.

Second Reception 12' 0" x 10' 6" (3.652m x 3.194m)

With a separate exit to the hall, with a patio door to the extension and a radiator.

Extension 19' 7" x 17' 8" (5.975m x 5.390m)

This room is currently a shell with no windows installed AND PART COMPLETED FLOOR JOISTS.

Kitchen 7' 7" x 6' 8" (2.324m x 2.039m)

With a upvc external exit door, a radiator, a shell. With a cupboard with a window and the consumer unit.

Downstairs Toilet

With a frosted double glazed window, a towel radiator, a low flush toilet, a hand basin. With tiled walls and flooring.

Stairs/Landing

With two double glazed windows and stairs to the first and second floor. TAKE CARE - The second floor does not have a banister at the top of the stairs.

Bathroom 8' 9" x 7' 8" (2.678m x 2.344m)

With a frosted double glazed escape window, a towel radiator, a P shaped bath with mixer shower, a low flush toilet, a hand basin, tiled walls and flooring and a cupboard with a new potterton boiler.

Bedroom One 14' 8" x 10' 8" (4.466m x 3.263m)

To the front with a double glazed window and a radiator.

Bedroom Two 12' 1" x 10' 5" (3.677m x 3.174m)

To the rear with a double glazed window and a radiator.

Bedroom Three 11' 0" x 8' 4" (3.343m x 2.548m)

To the rear with a double glazed window and a radiator.

Bedroom Four 11' 6" x 10' 5" (3.498m x 3.178m)

To the front with a narrow point for height level. A shell dorma style room.

Bedroom Five 12' 3" x 9' 9" (3.736m x 2.963m)

To the rear, a shell which will be a dorma room.

Bedroom Six 6' 10" x 6' 9" (2.073m x 2.060m)

A Rear dorma room which is a shell which may suit an alternative use.

Outside

There are over grown gardens to the front and rear. There is potential for a full length drive leading to a concrete base. This property backs onto Bradford Beck.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for O2.

Local Authority

Bradford Council Tax Band C £1805.00 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice and Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

Auction Information

Please note this property is subject to a reserve price which is generally no more than 10% higher than 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 powered by Advanced Property Auctions. Auctioneer's Comments 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% 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.

www.dinsdalesestates.co.uk

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