



Great Horton Road, Bradford BD7 4AE

welcome to

Great Horton Road, Bradford

Two/ three bedroom cottage in the popular Great Horton location. The property is in need of some TLC so value can easily be added here. Having two bedrooms and one occasional room, the property also benefits from off road parking which sets it above many similar cottages in the area.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Vestibule Study

6' 6" x 6' 7" (1.98m x 2.01m)

Occasional room accessed via bathroom.

Lounge

18' 3" at widest x 14' 6" (5.56m at widest x 4.42m)

Kitchen

14' 9" x 6' 11" (4.50m x 2.11m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with

work surfaces, plumbing for washing machine and provides access to the cellar.

Bedroom One

12' 10" x 11' 5" (3.91m x 3.48m)

With window to the front and storage to alcoves.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.03m)

With window to the rear.

Bathroom

A three piece bathroom suite comprises of bath, wash hand basin and w/c. Provides access to the study room.

Outside

Yard to the front and side, dropped kerb to access off road parking at the side of the house.



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Great Horton Road, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two/three bedroom
- Cottage

Tenure: Freehold EPC Rating: E

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114542 - 0003

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