



Smiddles Lane, Bradford BD5 9NT

welcome to

Smiddles Lane, Bradford

AUCTION DATE NOW SET FOR FRIDAY 5TH JULY AT 2PM

Offered to the market is this three bedroom mid through terrace property. There is lots of scope to add value and this property would be an ideal investment property.



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

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

With UPVC window to the front and gas central heating radiator.

Kitchen

14' 1" x 12' 1" (4.29m x 3.68m)

Fitted kitchen with a range of white wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, plumbing for

washing machine, UPVC window to the rear, gas central heating radiator, UPVC door to the rear and houses the boiler.

Landing

Bedroom One

14' 3" x 8' 5" (4.34m x 2.57m)

With two UPVC windows to the front, bulk head storage, gas central heating radiator and provides access to the loft.

Bedroom Two

6' 9" x 11' 2" (2.06m x 3.40m)

With window to the front and gas central heating radiator.

Bedroom Three

7' 1" x 8' 6" (2.16m x 2.59m)

With UPVC window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises of bath with shower attachment, wash hand basin, w/c and gas central heating radiator.

Outside

Yard to the front with stone steps up to the front door and enclosed yard to the rear.



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Smiddles Lane, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom
- Mid through terrace

Tenure: Freehold EPC Rating: C

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114765 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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