



**Farfield Crescent, Bradford BD6 2LY**



**welcome to**

**Farfield Crescent, Bradford**

Offered with no onward chain is this spacious inside and out three bedroom semi detached with gardens to three sides and detached garage. This property is sold as seen.



## 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 Hall

With storage closet and access to the kitchen, diner and living room.

## Downstairs W/C

With low level WC and wash hand basin.

## Lounge

11' 1" x 16' 11" into bay ( 3.38m x 5.16m into bay )

With floor to ceiling bay window to the front, upvc door to the rear and gas fire.

## Kitchen

13' 5" x 11' 5" ( 4.09m x 3.48m )

Fitted kitchen with a wealth of wooden shaker style base and wall units incorporating stainless steel sink and drainer with work surfaces. Large range oven set in Inglenook fireplace. Upvc window to the side and Upvc door to the rear.

## Utility

5' 3" x 2' 6" ( 1.60m x 0.76m )

Accessed via kitchen and leading to downstairs WC, with plumbing for washing machine.

## Landing

With switchback staircase leading to all bedrooms and family bathroom.

## Bedroom One

10' 11" x 10' 8" ( 3.33m x 3.25m )

With upvc radiator and window to the rear.

## Bedroom Two

12' x 9' 4" ( 3.66m x 2.84m )

With upvc window to the rear, gas central heating radiator and built in storage.

## Bedroom Three

10' 11" x 9' into bay ( 3.33m x 2.74m into bay )

With upvc bay window to the front and gas central heating radiator.

## Bathroom

Four piece suite comprises bath, wash hand basin, WC and Bidet. Upvc window to the side and part tiled walls.

## Outside

To the front paved path and lawned garden area and to the rear driveway and detached garage with tiered patio area accessed from rear of the property.



**view this property online** [williamhbrown.co.uk/Property/BDF115031](http://williamhbrown.co.uk/Property/BDF115031)



welcome to

## Farfield Crescent, Bradford

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

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF115031](http://williamhbrown.co.uk/Property/BDF115031)



Property Ref:  
BDF115031 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**