



North Road, Bradford BD6 1TR

welcome to

North Road, Bradford

Deceptively spacious double fronted back to back terrace, with pleasant outlook across the fairfield. The property benefits from a large living room, kitchen/diner, three good size bedrooms with the third bedroom located on the second floor and good sized bathroom.



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.

Lounge

13' 5" x 17' 9" (4.09m x 5.41m)
With UPVC window to the front.

Kitchen/ Diner

13' 9" x 14' 8" (4.19m x 4.47m)
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, UPVC window to the rear and gas central heating radiator.

Landing Bedroom One

14' 10" at widest x 11' 2" (4.52m at widest x 3.40m)
With dual aspect windows.

Bedroom Two

14' 9" x 9' 2" (4.50m x 2.79m)
With window to the front.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin and w/c.

Bedroom Three

9' 5" to eaves x 12' 10" (2.87m to eaves x 3.91m)
Located on the second floor with velux window.

Outside

With frontage.



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North Road, Bradford

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

Tenure: Freehold EPC Rating: Awaited

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115075 - 0006

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