









# welcome to

# **Ashgrove, Bradford**

Offered with no onward chain is this spacious end terrace with planning permission in place to convert into a 13 bedroom, 13 ensuites and 6 kitchen HMO.













#### **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 window to the side.

## Lounge

18' 1" x 17' 9" into bay ( 5.51m x 5.41m into bay ) With window to the front.

### **Kitchen/ Basement**

15' 11" x 17' 9" ( 4.85m x 5.41m ) With window to the front.

#### **Kitchen Two**

15' 11" x 13' 6" ( 4.85m x 4.11m ) With window and door to the rear.

#### **Kitchen Three**

10' 10" x 16' 7" ( 3.30m x 5.05m ) With window to the rear.

#### **Bedroom One**

16' 2" x 13' 10" ( 4.93m x 4.22m ) With window to the rear.

#### **Bedroom Two**

17' 2" max x 11' 1" ( 5.23m max x 3.38m ) With window to the rear.

#### **Bedroom Three**

 $16' \ 2" \ x \ 11' \ (4.93 m \ x \ 3.35 m )$  Located on the second floor with window to the rear.

#### **Bedroom Four**

13' 9"  $\times$  16' plus bay ( 4.19m  $\times$  4.88m plus bay ) Located on the ground floor with bay window to the rear.

#### **Bedroom Five**

11' 2" x 16' 2" ( 3.40m x 4.93m ) Located on the ground floor with window to the rear.

#### **Bedroom Six**

15' 8" x 13' 1" (  $4.78 m \times 3.99 m$  ) Located on the first floor with ensuite and window to the front.

#### **Bedroom Seven**

14' 1" x 16' 1" ( 4.29m x 4.90m ) Located on the second floor with window to the rear.

## **Bedroom Eight**

15' 11"  $\times$  18' 2" (4.85m  $\times$  5.54m) With window to the front and velux to the side.

#### **Ensuite**

Located on the second floor. On the planning permission has permission for an ensuite in all bedrooms.

#### Outside

With yard to the rear.





## welcome to

## Ashgrove, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Masses of potential
- Planning permission in place under reference 19/04407/FUL

Tenure: Freehold EPC Rating: G

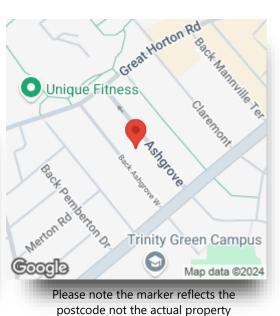
guide price

£280,000





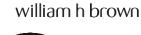




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Property Ref: BDF115112 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.