



Ashgrove, Bradford BD7 1BN

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' (4.93m x 3.35m)
Located on the second floor with window to the rear.

Bedroom Four

13' 9" x 16' plus bay (4.19m x 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" (4.78m x 3.99m)
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" x 18' 2" (4.85m x 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.



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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115112 - 0003

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