



Westbury Street, Bradford BD4 8PB

welcome to

Westbury Street, Bradford

AUCTION DATE NOW SET FOR MONDAY 25TH NOVEMBER

Offered to the market with no onward chain is this spacious four bedroom, two reception room through terrace 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

12' x 10' 6" into recess (3.66m x 3.20m into recess)
With window to the front and gas central heating radiator.

Dining Room

12' 1" x 13' 9" (3.68m x 4.19m)
With window to the rear and gas central heating radiator.

Kitchen

5' 8" x 3' 11" (1.73m x 1.19m)
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces and window to the rear.

Cellar

With plumbing for washing machine, window to the front and gas central heating radiator.

Bedroom One

9' 4" plus recess x 11' 11" (2.84m plus recess x 3.63m)
With window to the front, storage cupboard and gas central heating radiator.

Bedroom Two

8' 8" x 9' 5" (2.64m x 2.87m)
With window to the rear, storage cupboard and gas central heating radiator.

Bedroom Three

12' 3" x 12' 6" plus recess (3.73m x 3.81m plus recess)
With gas central heating radiator and window to the front.

Occasional Room/ Bedroom Four

8' 8" x 12' 7" (2.64m x 3.84m)
With velux window to the rear.

Bathroom

Comprises of bath with shower over, wash hand basin, w/c, window to the rear and gas central heating radiator.

Outside

With yard and access to parking at the rear.



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Westbury Street, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedrooms
- Two reception rooms

Tenure: Freehold EPC Rating: E

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115110 - 0006

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