



**Mayo Avenue, Bradford BD5 8HR**

**welcome to**

**Mayo Avenue, Bradford**

\*AUCTION DATE NOW SET FOR THURSDAY 14TH NOVEMBER AT 2PM\*

Traditional bay fronted semi detached property located perfectly for access to motorway. Benefits from two reception rooms, detached garage and good sized plot.



## 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 Hall

UPVC door and gas central heating radiator.

### Lounge

15' 5" into bay x 11' 3" into recess ( 4.70m into bay x 3.43m into recess )

With UPVC window to the front, gas fire and gas central heating radiator.

### Dining Room

11' 10" x 10' 5" into recess ( 3.61m x 3.17m into recess )

### Kitchen

6' 5" x 9' 11" ( 1.96m x 3.02m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, plumbing for washing machine, houses the boiler, wood and partially glazed back door, leading out to rear porch.

### Landing

Stained glass UPVC window to the side.

### Bedroom One

15' into bay x 9' 6" to fitted furniture ( 4.57m into bay x 2.90m to fitted furniture )

With gas central heating radiator.

### Bedroom Two

12' 1" x 8' 10" ( 3.68m x 2.69m )

With window to the rear and gas central heating radiator.

### Bedroom Three

6' 5" x 8' 7" ( 1.96m x 2.62m )

With gas central heating radiator.

### Bathroom

Comprises of bath, wash hand basin, UPVC window to the rear and gas central heating radiator.

### W/C

Separate w/c.

### Outside

With detached garage, driveway, well maintained gardens to the front and rear.



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## Mayo Avenue, Bradford

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

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114898 - 0005

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