



**Grey Friar Walk, Bradford BD7 4BD**

**welcome to**

**Grey Friar Walk, Bradford**

Four bedroom bay fronted, extended semi detached property in popular cul de sac close to Hollingwood Lane. Vast scope to add value with lots of potential to further develop, subject to planning permissions.

**\*AUCTION DATE NOW SET FOR WEDNESDAY 18TH DECEMBER AT 2PM\***



## 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.

## Porch

Storm porch with steps up to the entrance.

## Entrance Hall

## Downstairs W/C

With wash hand basin and w/c.

## Lounge

12' 4" x 14' 6" into bay ( 3.76m x 4.42m into bay )  
With UPVC bay window to the front, fireplace and gas central heating radiator.

## Dining Room

10' x 12' 2" ( 3.05m x 3.71m )  
With UPVC window to the rear, gas central heating radiator and fold doors to the living room.

## Kitchen

7' 10" x 12' 3" ( 2.39m x 3.73m )  
Fitted kitchen with a range of shaker style wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven and gas hob.

## Utility Room

9' 1" x 3' 10" ( 2.77m x 1.17m )

## Landing

## Bedroom One

15' 4" x 14' 2" ( 4.67m x 4.32m )  
With UPVC window and gas central heating radiator.

## Bedroom Two

11' 6" x 4' 3" ( 3.51m x 1.30m )  
With UPVC window and gas central heating radiator.

## Bedroom Three

13' 10" x 10' 4" ( 4.22m x 3.15m )  
With UPVC window and gas central heating radiator.

## Bedroom Four

12' x 8' 10" ( 3.66m x 2.69m )  
With UPVC window and gas central heating radiator.

## Bathroom

Three piece suite comprises of bath, wash hand basin, w/c, UPVC window to the rear and gas central heating radiator.

## Garage

Integral garage.

## Outside

Driveway leading to the garage and garden to the rear with patio area.



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## Grey Friar Walk, Bradford

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

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115070 - 0005

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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.

  
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