



Old Road, Bradford BD7 4PJ

welcome to

Old Road, Bradford

Offered to the market is this three bedroom semi detached property. The property would benefit from some modernisation, where value can easily be added. Vast scope for further development, subject to planning permissions.



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

Lounge/ Diner

12' 6" at widest x 25' 3" (3.81m at widest x 7.70m)
With dual aspect windows.

Kitchen

11' 11" at widest x 8' at widest (3.63m at widest x 2.44m at widest)
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, plumbing for washing machine, free standing gas oven and understair larder.

Landing

With window to the side and provides access to the loft.

Bedroom One

9' 2" x 12' 11" (2.79m x 3.94m)

Bedroom Two

12' 3" at widest x 9' 3" at widest (3.73m at widest x 2.82m at widest)

With window to the rear.

Bedroom Three

6' x 7' 11" (1.83m x 2.41m)

With window to the front.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin and w/c.

Outside

Driveway, detached garage and large sloped plot to the rear.



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Old Road, Bradford

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

Tenure: Freehold EPC Rating: Awaiting

guide price

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115120 - 0002

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