



Bowman Road, Bradford BD6 2JU

welcome to

Bowman Road, Bradford

A well presented four bedroom stone fronted - remainder - half stone and half pebble dashed brick semidetached located in a sought after location offered with no onward chain.

Sat on a desirable plot offering lots of potential subject to planning permission.



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

With storage cupboard.

Downstairs W/C

With w/c.

Lounge

12' 2" into recess x 14' 3" (3.71m into recess x 4.34m)
With fireplace, radiator and patio doors to the rear.

Dining Room

15' 3" into bay x 12' 2" (4.65m into bay x 3.71m)
With bay window to the front and radiator.

Kitchen

9' 7" x 9' 2" (2.92m x 2.79m)
Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, door to the rear, radiator, window to the rear and side.

Breakfast Room

10' 8" x 10' 1" (3.25m x 3.07m)
With window to the side, storage cupboard and radiator.

Landing

With radiator and stained glass window to the side.

Bedroom One

10' 10" plus wardrobe x 13' 11" (3.30m plus wardrobe x 4.24m)
With window to the rear, built in wardrobe and radiator.

Bedroom Two

8' 4" max x 10' 2" (2.54m max x 3.10m)
With window to the front, built in cupboard and radiator.

Bedroom Three

10' 11" plus wardrobe x 12' 4" (3.33m plus wardrobe x 3.76m)
With window to the front, built in wardrobe and radiator.

Bedroom Four

16' max x 10' 7" (4.88m max x 3.23m)
With window to the rear, built in storage cupboard and radiator.

Bathroom

Comprises of bath, wash hand basin, w/c, heated towel rail, storage cupboard and window to the rear.

Shower Room

Located on the first floor with shower cubicle, wash hand basin, w/c, window to the side and radiator.

Outside

Driveway and well maintained garden to the front, to the rear good sized garden and garage.



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Bowman Road, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom
- Semidetached Property

Tenure: Freehold EPC Rating: E

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF113782 - 0005

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