



**Fairway Close, Bradford BD7 4JQ**

**welcome to**

**Fairway Close, Bradford**

Offered to the market is this ready to move into two bedroom true bungalow. Ideal for down sizing or a great footprint to further develop from, 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 Porch

With UPVC door and tiled floor.

### Entrance Hall

Provides access to bathroom, two bedrooms, lounge, kitchen and storage cupboard.

### Lounge

15' 2" x 10' 9" ( 4.62m x 3.28m )

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

### Kitchen

12' x 9' 5" ( 3.66m x 2.87m )

Fitted kitchen with a range of gloss wall and base units incorporating sink and drainer with work surfaces, plumbing for washing machine, integrated oven and hob, UPVC window to front and houses the boiler.

### Bedroom One

11' 6" x 10' 8" ( 3.51m x 3.25m )

With UPVC window to the rear and radiator.

### Bedroom Two

9' 10" x 9' 8" ( 3.00m x 2.95m )

With UPVC window to the rear and radiator.

### Bathroom

Comprises of bath with shower over, wash hand basin, w/c, UPVC window to the side and radiator.

### Outside

Driveway to the side, patio garden to the front, paved garden to the rear with well stocked beds.



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## Fairway Close, Bradford

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

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF115847 - 0004

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