



Overton Drive, Bradford BD6 3NE

welcome to

Overton Drive, Bradford

The plot must be viewed to appreciate how much outside space is on offer with this great size three bedroom semidetached. Benefits from conservatory and detached garage.



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.

Lounge

25' 6" into bay x 12' (7.77m into bay x 3.66m)

With bay window to the front, radiator and patio doors to conservatory.

Kitchen

8' 5" x 10' 4" (2.57m x 3.15m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, window to the rear, door to the side and houses the boiler.

Conservatory

8' 7" x 8' (2.62m x 2.44m)

With door to the rear and radiator.

Landing

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

Bedroom One

12' 3" x 15' 1" into bay (3.73m x 4.60m into bay)

With bay window to the front and radiator.

Bedroom Two

10' 4" x 10' 8" (3.15m x 3.25m)

With window to the rear and radiator.

Bedroom Three

7' 7" x 7' 8" (2.31m x 2.34m)

With window to the rear and radiator.

Bathroom

Comprises of bath, shower cubicle, wash hand basin, w/c, radiator, window to the front and side.

Outside

With driveway leading to the garage and really good lawn garden to the rear.



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Overton Drive, 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: Awaited
Council Tax Band: C

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF115852 - 0002

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