



Hollingwood Lane, Bradford BD7 4DB

welcome to

Hollingwood Lane, Bradford

Offered to the market is this three bedroom mid terrace property. This property requires some works throughout and would be ideal for investors.



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

16' into bay x 11' 2" into recess (4.88m into bay x 3.40m into recess)

With bay window to the front and fireplace.

Kitchen/ Diner

12' 8" plus recess x 17' 9" max (3.86m plus recess x 5.41m max)

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

Bedroom One

12' 9" plus cupboard x 14' 8" into recess (3.89m plus cupboard x 4.47m into recess)

With window to the front and cupboard.

Bedroom Two

9' 2" into recess x 13' 1" (2.79m into recess x 3.99m)

With window to the front and fitted wardrobe.

Bedroom Three

19' 11" max x 13' 4" max (6.07m max x 4.06m max)

Attic bedroom with window to the front.

Bathroom

Comprises of bath, wash hand basin, w/c and window to the rear.

Outside

With frontage and garden to the rear.



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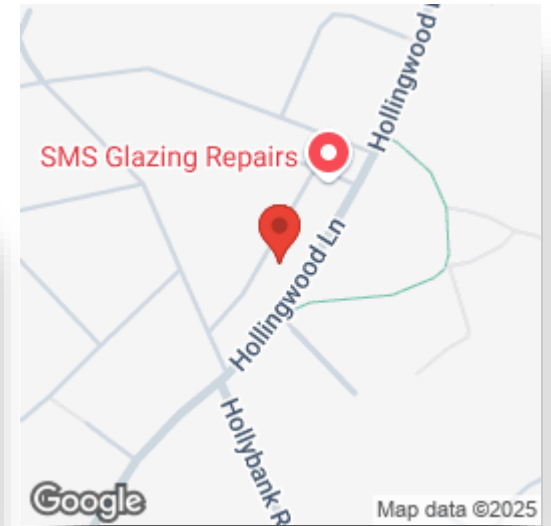
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom
- Mid terrace property

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115993 - 0002

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