



Oakroyd Road, Bradford BD6 1RF

welcome to

Oakroyd Road, Bradford

A substantially extended four bedroom semidetached with two lounges, two kitchens, two bathrooms and a conservatory. With driveway to the front and storage garage in the rear garden.



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 radiator.

Lounge

13' 9" into recess x 13' 4" (4.19m into recess x 4.06m)
With window to the front and radiator.

Dining Room

7' 7" x 9' 2" (2.31m x 2.79m)
With radiator and patio doors to conservatory.

Kitchen

9' 9" x 9' 2" (2.97m x 2.79m)
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator and window to the rear.

Conservatory

With radiator.

Landing

Provides access to the loft via ladder.

Bedroom One

11' 9" x 10' 7" (3.58m x 3.23m)
With window to the front, built in wardrobe and radiator.

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)
With window to the rear, built in wardrobe and radiator.

Bedroom Three

9' 1" x 6' 2" (2.77m x 1.88m)
With window to the front and radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c, heated towel rail and window to the rear.

Annex-

Lounge

8' 3" x 13' 7" (2.51m x 4.14m)
With window to the front, radiator and open to the staircase.

Kitchen

6' 5" x 8' 3" (1.96m x 2.51m)
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, window to the rear and houses the boiler.

W/C

With wash hand basin and w/c.

Bedroom

10' 8" x 8' 3" (3.25m x 2.51m)
With window to the front and radiator.

Bathroom

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

Outside

With driveway to the front, storage garage and garden to the rear.



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Oakroyd Road, Bradford

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF116139 - 0002

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