



**Estcourt Road, Bradford BD7 2EY**



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**Estcourt Road, Bradford**

Offering great potential, this three bedroom end terrace is the ideal opportunity for those looking to modernise and add value. This would be ideal for first time buyers or 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

With radiator.

## Lounge

13' 4" into recess x 12' 8" ( 4.06m into recess x 3.86m )

With window to the front, fireplace, sliding doors to the kitchen and radiator.

## Kitchen/ Diner

8' 8" x 16' 8" ( 2.64m x 5.08m )

Fitted kitchen kitchen with a range of wall and base units incorporating sink and drainer with work

surfaces, pantry/ storage cupboard, two windows to the rear, radiator, door to the rear and houses the boiler.

## Landing

With window to the side, storage cupboard and provides access to the loft.

## Bedroom One

10' 1" max x 10' 4" ( 3.07m max x 3.15m )

With window to the front, built in wardrobe and radiator.

## Bedroom Two

10' 1" x 10' 8" ( 3.07m x 3.25m )

With window to the rear, fitted wardrobes and radiator.

## Bedroom Three

6' 10" x 6' 1" ( 2.08m x 1.85m )

With window to the front, built in wardrobe and radiator.

## Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c, storage cupboard, window to the rear and radiator.

## Outside

Driveway and patio area to the front and good size garden to the rear with shed.



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## **Estcourt Road, Bradford**

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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