



**Pearson Road West, Bradford BD6 1AD**

**welcome to**

**Pearson Road West, Bradford**

This lovely two bedroom mid terrace property offers comfortable living in a convenient location, making it a great choice for first time buyers, downsizers 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.

## Lounge

13' 9" x 15' 9" ( 4.19m x 4.80m )

With window to the front and radiator.

## Kitchen

10' 2" x 10' 3" ( 3.10m x 3.12m )

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

## Bedroom One

8' 8" x 13' 9" ( 2.64m x 4.19m )

With window to the front, fitted wardrobes and radiator.

## Bedroom Two

5' 2" x 9' 4" ( 1.57m x 2.84m )

With window to the front and radiator.

## Occasional Room

4' 7" x 9' 4" ( 1.40m x 2.84m )

## Bathroom

Three piece suite comprises of bath, wash hand basin and w/c.

## Outside

With gardens to the front and rear.



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## **Pearson Road West, Bradford**

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116259 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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