



**Moorside Road, Drighlington Bradford BD11 1ER**



**welcome to**

**Moorside Road, Drighlington Bradford**

ATTENTION CASH BUYERS/INVESTORS, UNFINISHED PROJECT with HUGE POTENTIAL, THREE bedroom DETACHED accommodation, set in the heart of Drighlington Village, within close proximity to Morley Town Centre and easy access to motorway links.



## 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

15' x 17' 7" MAX ( 4.57m x 5.36m MAX )

Composite door to the front, uPVC double glazed windows to the front and rear, stairs leading to the first floor landing.

## Kitchen

15' 9" x 10' 3" ( 4.80m x 3.12m )

uPVC double glazed window to the front and two uPVC double glazed windows to the rear.

## Study

5' 1" x 6' 9" ( 1.55m x 2.06m )

uPVC double glazed window to the front.

## First Floor Landing

uPVC double glazed window to the rear. Access to bedrooms two and three and house bathroom. Stairs leading to second floor master bedroom.

## Bedroom Two

12' 4" x 10' 4" ( 3.76m x 3.15m )

uPVC double glazed windows to the front and rear, loft access.

## Bedroom Three

8' 11" x 10' 1" ( 2.72m x 3.07m )

uPVC double glazed window to the front.

## House Bathroom

uPVC double glazed window to the rear.

## Master Bedroom

15' 1" plus recess x 17' 1" MAX ( 4.60m plus recess x 5.21m MAX )

Two uPVC double glazed windows to the rear, two double glazed skylights to the front. Access to the ensuite.

## Ensuite

uPVC double glazed window to the rear.

## Exterior

Potential for a driveway to the front of the property and a garden space to the side.



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## Moorside Road, Drighlington Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached accommodation
- Unfinished project with huge potential

Tenure: Freehold EPC Rating: Exempt

guide price

**£200,000**



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Property Ref:  
MLY110502 - 0004

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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.



Please note the marker reflects the  
postcode not the actual property



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