



**Bradford Road, Tingley Wakefield WF3 1RX**





**welcome to**

**Bradford Road, Tingley Wakefield**

TWO bedroom SEMI DETACHED PROPERTY, front and rear gardens, in need of TLC. Perfect for a FTB / Young family home. Close proximity to good schools and having 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.

## Entrance Hall

Part double glazed Upvc door to front, stairs to first floor landing and radiator.

## Lounge

12' 3" x 14' 2" ( 3.73m x 4.32m )  
Double glazed Upvc bay window to front, radiator and coving to ceiling. Feature gas fire with decorative surround, marble inlay and hearth.

## Kitchen

7' 7" x 14' 2" ( 2.31m x 4.32m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap. Gas cooker point, radiator and double glazed upvc window to rear. Part double glazed Upvc door to rear, wood flooring. Space for fridge freezer. Cupboard housing the boiler.

## First Floor Landing

Loft access, doors to accommodation and wooden framed double glazed window to side.

## Bedroom One

8' 10" x 14' 2" ( 2.69m x 4.32m )  
Double glazed Upvc window to front, radiator and mirror fronted sliding door fitted wardrobe to one wall.

## Bedroom Two

11' x 8' ( 3.35m x 2.44m )  
Double glazed Upvc window to rear, airing cupboard and fitted wardrobes to one wall.

## Family Bathroom

Double glazed Upvc window to rear, concealed shower cubicle with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, tiled walls where visible.

## Exterior

To the front of the property there is a paved garden, side access gate to rear garden. The rear garden is lawned and paved perfect for relaxing or entertaining on. Shed and green house to remain.



**view this property online** [williamhbrown.co.uk/Property/MLY110533](http://williamhbrown.co.uk/Property/MLY110533)



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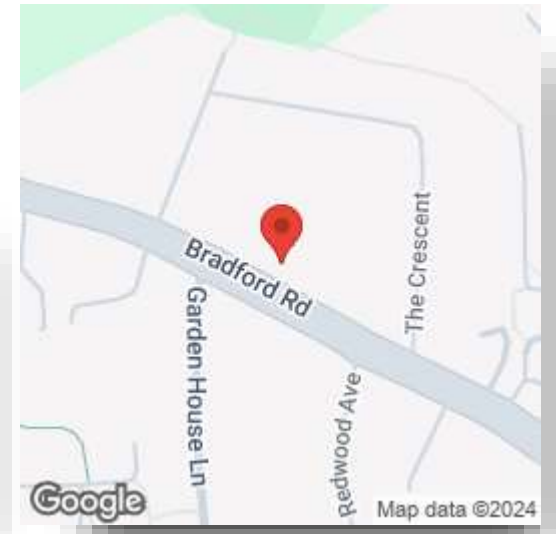
## Bradford Road, Tingley Wakefield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom semi detached accommodation
- 

Tenure: Freehold EPC Rating: D

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY110533 - 0002

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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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