



Saffron Drive, Allerton Bradford BD15 7NQ

welcome to

Saffron Drive, Allerton Bradford

For sale by Modern Method of Auction Starting Bid £160,000, plus Reservation Fee. Offering spacious accommodation is this four bedroom semi detached in a popular residential location. Driveway parking with gardens to the front and rear. uPVC double glazing & gas central heating. Energy Rating: D



For sale by Modern Method of Auction Starting Bid £160,000, plus Reservation Fee. Auction date Thursday 25th July 2pm. Offering spacious accommodation is this four bedroom semi detached in a popular residential location. Internally comprising: entrance hall, 18ft lounge, dining kitchen with ground floor WC with a storage cupboard. The first floor has four bedrooms and a white three piece bathroom. Driveway to the side providing off street parking with gardens to the front and rear. uPVC double glazing & gas central heating throughout. Energy Rating: D

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 £300 inc VAT towards the preparation cost of the pack.

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.



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Entrance Hall

Lounge

18' 10" x 10' 11" (5.74m x 3.33m)

Kitchen Diner

15' 10" x 10' (4.83m x 3.05m)

W.C

Storage

First Floor Landing

Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom Three

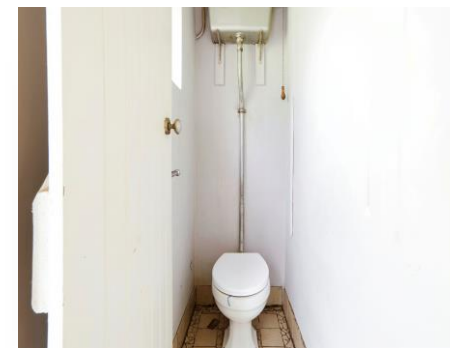
10' 4" x 8' 10" (3.15m x 2.69m)

Bedroom Four

8' 10" x 8' 1" (2.69m x 2.46m)

Bathroom

Exterior



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Saffron Drive, Allerton Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Auction Thursday 25th July 2pm
- Four bedroom semi detached

Tenure: Freehold EPC Rating: D

guide price

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP109954 - 0004

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