



**Canal Cottage View Croft Road, Shipley BD17 7DU**



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**Canal Cottage View Croft Road, Shipley**

For sale by Modern Method of Auction Starting bid £200,000, plus Reservation Fee. CASH BUYERS ONLY. Now this is one of a kind, sitting beside the canal is this two bedroom detached property with generous side garden. Offering spacious accommodation throughout the property is tucked away



## 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.

## Porch

A door leads into the porch with two double glazed windows and door into the kitchen diner.

## Kitchen Diner

15' 4" x 13' 7" ( 4.67m x 4.14m )

A range of wall and base units with complementary work tops, splash back tiling, ceramic sink with mixer tap and integral electric oven with four ring hob. Double glazed window and central heating radiator.

## Living Room

14' 3" x 11' 8" ( 4.34m x 3.56m )

A cosy living room with feature fireplace, double

glazed window, central heating radiator, door into the conservatory and staircase to the first floor landing.

## Conservatory

17' 10" x 10' 10" ( 5.44m x 3.30m )

A generous size room with uPVC double glazed windows and double doors into the rear garden.

## Lower Ground Floor

A door from the kitchen leads down to the lower ground floor. .

## Cellar Room One

13' x 10' 1" ( 3.96m x 3.07m )

A room with wood effect flooring, spotlights lighting and a double glazed window.

## Cellar Room Two

8' 6" x 7' 1" ( 2.59m x 2.16m )

Wood effect flooring and spotlights.

## Shower Room

A white three piece suite comprising of a walk in shower unit, low flush W.C and wash hand basin.

## First Floor Landing

Access into the two bedrooms and bathroom.

## Bedroom One

13' 6" x 11' 9" ( 4.11m x 3.58m )

Built in wardrobes and drawers, uPVC double glazed window, central heating radiator and door into the en-suite W.C.

## En-Suite W.C

A white two piece suite comprises of a low flush W.C and wash hand basin.

## Bedroom Two

14' 5" x 9' 1" ( 4.39m x 2.77m )

uPVC double glazed window and central heating radiator..

## Bathroom

A white three piece suite comprises of a P shaped bath with shower over and a glazed shower screen, low flush W.C and wash hand basin. Part tiled walls, high skirting boards and double glazed window.

## Outside

A generous size garden with the property is fully enclosed with a degree of mature shrubs, trees and bushes.



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## Canal Cottage View Croft Road, Shipley

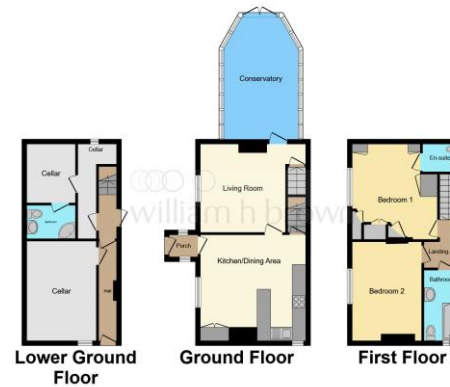
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached
- Sitting beside the canal

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 250 years from 14 Aug 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



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



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Property Ref:  
SHP110389 - 0009

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