



Alton Grove, Shipley BD18 2AY

welcome to

Alton Grove, Shipley

For sale by Modern Method of Auction Starting bid £70,000, plus Reservation Fee. ONLINE AUCTION WEDNESDAY 14TH MAY AT 1PM. A spacious three bedroom through terrace, offering spacious accommodation with occasional loft room. Garden, on street parking,



For sale by Modern Method of Auction Starting bid £70,000, plus Reservation Fee. A spacious three bedroom through terrace, offering spacious accommodation throughout and an additional occasional room within the loft. Ideally placed off Bradford Road for bus routes and commuters to Bradford City Centre & Leeds. internally comprising: entrance vestibule, living room, kitchen diner, two basement rooms, three bedrooms to the first and second floor, occasional room and shower room. On street parking and gardens to the front and rear.

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.



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Entrance Vestibule

Living Room

12' 6" x 13' 6" (3.81m x 4.11m)

Kitchen Diner

13' 11" x 13' 6" (4.24m x 4.11m)

Basement Rooms

First Floor Landing

Bedroom One

13' 7" x 12' 5" (4.14m x 3.78m)

Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m)

Shower Room

Second Floor Landing / Room

12' 3" x 11' (3.73m x 3.35m)

Bedroom Three

12' 3" x 9' 4" (3.73m x 2.84m)

Exterior

Agents Note



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION WEDNESDAY 14TH MAY 1PM
- Tucked away position

Tenure: Freehold EPC Rating: G
Council Tax Band: B

guide price

£70,000



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:
SHP110628 - 0008

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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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