



**West Royd Drive, Shipley BD18 1HN**



**welcome to**

**West Royd Drive, Shipley**

For sale by Modern Method of Auction, starting bid £45,000 plus reservation fee. A two bedroom, mid terrace located in Shipley. Handily located for local amenities, shops and bus routes. Externally the property has a garden to the rear. Double glazing and central heating throughout.



For sale by Modern Method of Auction, starting bid £45,000 plus reservation fee. A two bedroom, mid terrace located in Shipley. Handily located for local amenities, shops and bus routes. Ideal for a first time buyer or an investor. Internally the property comprises of a entrance hallway, living room, kitchen and porch to the rear of the property, two first floor bedrooms and a family bathroom. Externally the property has a garden to the rear. Double glazing and central heating throughout.

### 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 Hallway

### Living Room

13' 5" x 11' 5" ( 4.09m x 3.48m )

### Kitchen

10' 11" x 8' 10" ( 3.33m x 2.69m )

### Porch

### Bedroom 1

15' 5" x 11' 5" ( 4.70m x 3.48m )

### Bedroom 2

11' 5" x 9' 6" ( 3.48m x 2.90m )

### Bathroom



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## **West Royd Drive, Shipley**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom mid terrace
- In need of updating throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: A



guide price

**£45,000**

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:  
SHP110568 - 0006

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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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