

Ullswater Drive, Bradford, BD6 2TE  
Price Guide £105,000



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Council Tax Band: B

We are pleased to offer to the market this well presented, three bedroom detached property in a popular location. Sold with a tenant in-situ, this property presents itself as a fantastic, ready made investment.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid: £105,000.

### **Auctioneers Additional Comments**

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### **Kitchen**

Kitchen with matching wall and base units, integrated appliances and window to the front elevation.

### **Living Room**

Living room with gas central heating and windows to the rear elevation.

### **Reception Room Two**

A second reception room to the ground floor with window to the front elevation and gas central heating.

### **Bedroom One**

Bedroom with gas central heating and window to the rear elevation.

### **Bedroom Two**

Bedroom with gas central heating and window to the rear elevation.

### **Bedroom Three**

Bedroom with gas central heating and window to the front elevation.





### Bathroom

Bathroom with three piece suite including shower, W/C and sink.

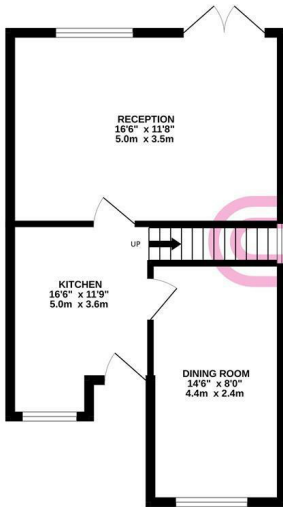
### Garden & Grounds

Garden to the rear elevation with patio areas.

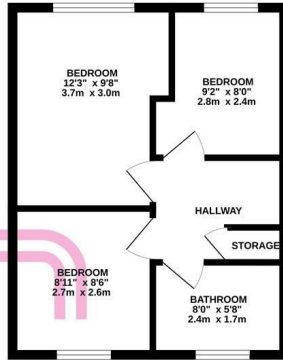


Keighley

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



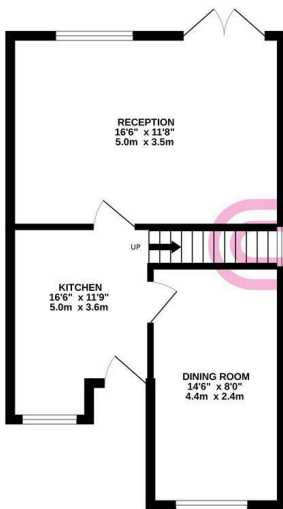
1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



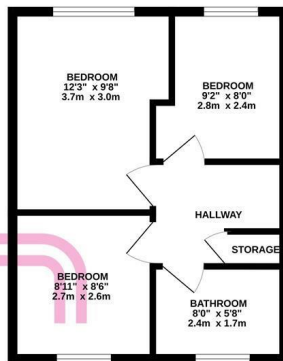
TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex i2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC