



3 Cobden Street, Allerton, Bradford, BD15 7QN

Auction Guide £85,000

- For sale by Modern Auction – T & Cs apply
- Buyers' Fees apply
- Through mid-terrace property
- Lounge & open plan kitchen
- Shared rear yard
- Subject to a hidden Reserve Price
- Buyer Information Pack available
- Two double bedrooms
- Gas CH & UPVC DG
- Cellar & Storage shed

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**** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOM THROUGH TERRACE ** TWO DOUBLE BEDROOMS ** GAS CH & UPVC DG ** SHARED YARD TO THE REAR ** CLOSE TO AMENITIES **** This two bedroom stone built terrace in Allerton will make an ideal first time buy or an addition to a landlord portfolio. Situated close to local shops, supermarket, schools and transport links. Briefly comprising of: Entrance Vestibule, Lounge with solid fuel stove, Kitchen, Cellar, two first floor double Bedrooms and a Bathroom. On road parking to the front and a secure, shared yard to the rear with a shed/storage. Early viewing is advised.



Council Tax Band: A



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%

of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Entrance Vestibule

Laminate flooring and a door to the lounge.

Lounge

17'8 max x 13'9 max

Solid fuel stove set in a stone fire surround, window to the front elevation, laminate flooring, central heating radiator and Laminate flooring.

Open to:

Kitchen

10'7 x 5'0

Fitted base and wall units with work surfaces over and splashback tiling. Stainless steel sink & drainer, plumbing for a washing machine, gas cooker point and doors to the cellar and rear yard.

Cellar

Well proportioned cellar space providing further storage.

First Floor

Landing area with a window to the side elevation and a central heating radiator.

Bedroom One

10'8 x 9'8

Window to the rear elevation, radiator, fitted storage and the central heating boiler.

Bedroom Two

10'8 x 8'6

Window to the front elevation, laminate flooring and a central heating radiator.

Bathroom

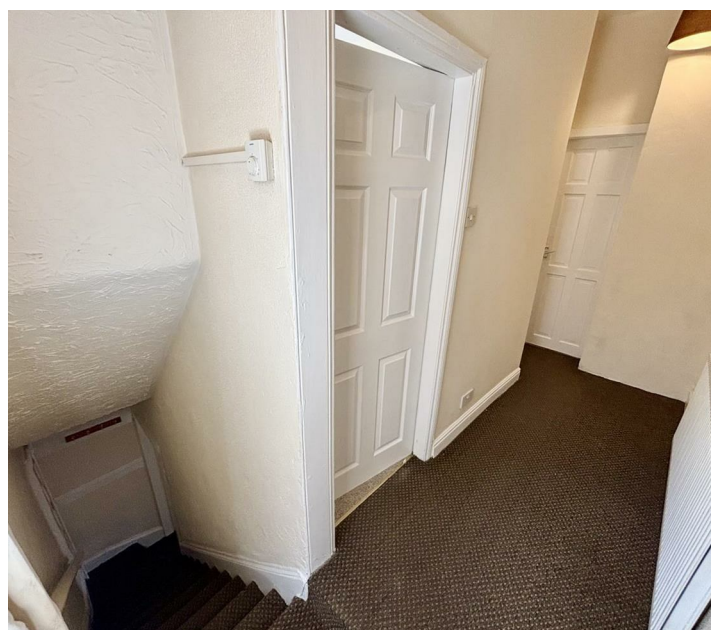
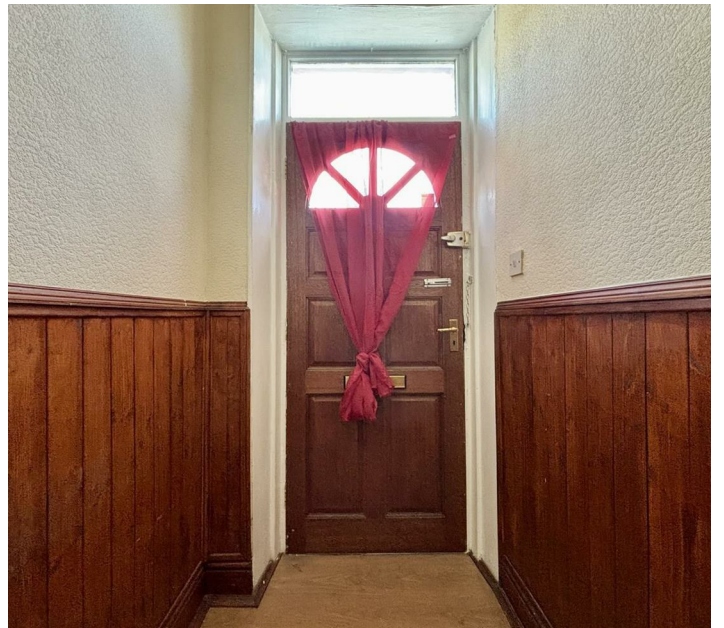
Panelled bath with a thermostatic shower over, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

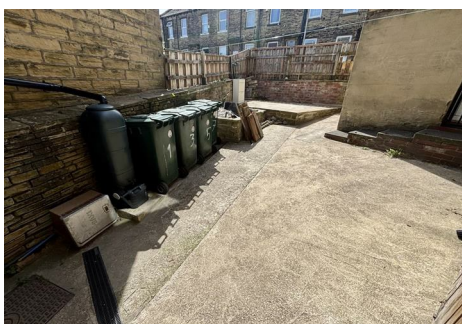
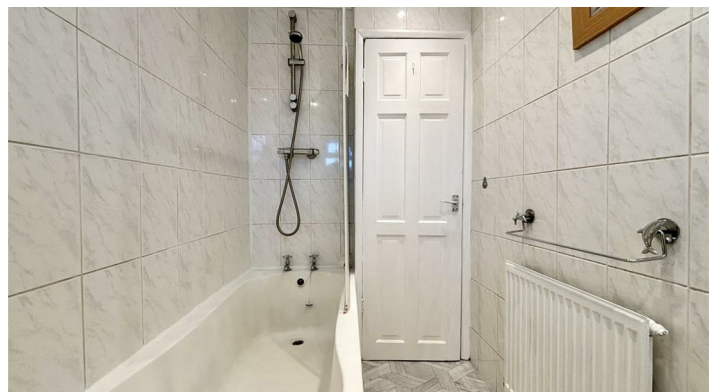
External

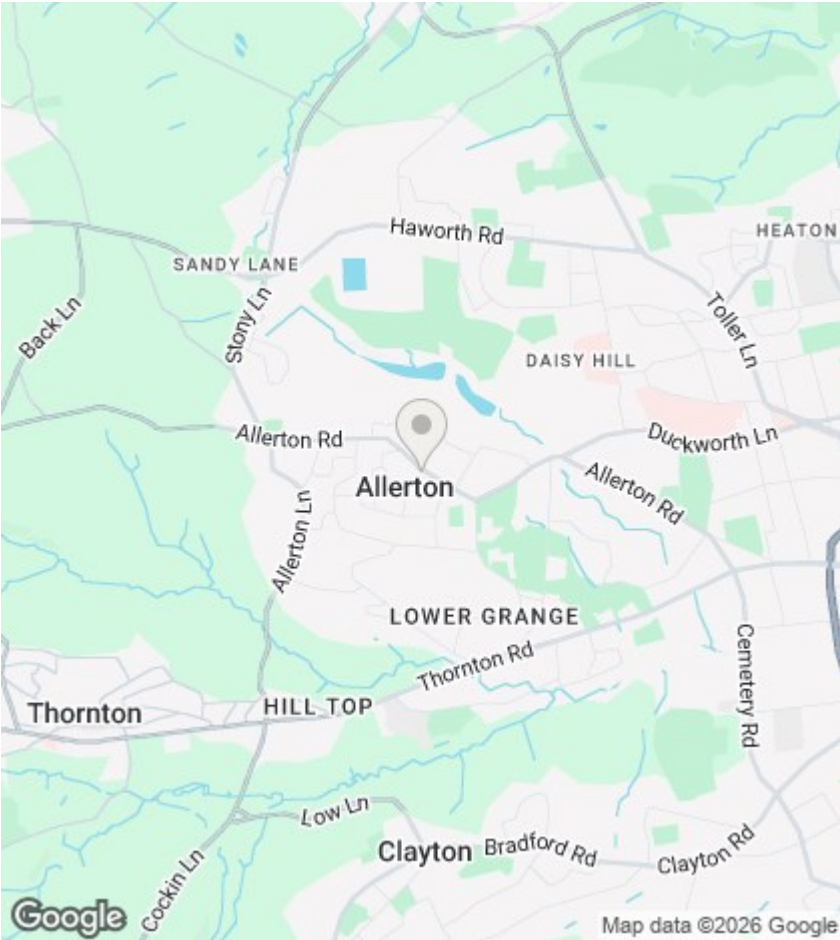
Secure shared yard to the rear with space to sit out and dry clothes, plus a useful lockable garden shed providing further storage.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

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