



Emerson Avenue

Bradford, BD9 6EA

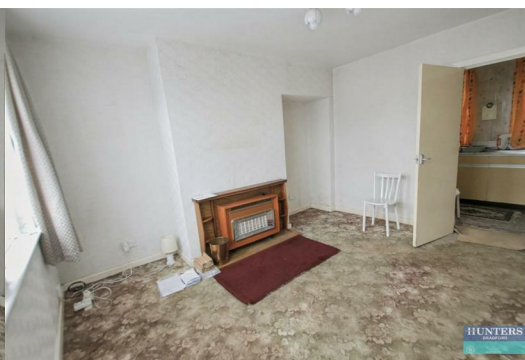
Guide Price £100,000



This two-bedroom semi-detached house is ****for sale**** via the modern method of auction and is located in a sought-after residential area of Bradford, within the BD9 district. The property requires renovation, offering an opportunity for first time buyers and investors to refurbish and improve to their own specification.

The ground floor comprises a separate reception room and a kitchen and down stairs toilet, providing defined living and cooking spaces. Upstairs are two double bedrooms, together with a bathroom, giving flexibility for family living or letting potential. To the front, there is a drive providing off-street parking. To the rear, the property benefits from a garden with additional land, enhancing its appeal for outdoor space, extension potential (subject to consent), or landscaping.

The location offers access to local amenities including shops, services and everyday conveniences found within the surrounding Bradford 9 area. Nearby schools provide options for primary and secondary education, making the setting practical for households with children.



GROUND FLOOR

Living room 12'4" x 12'8" (3.78 x 3.87)

Kitchen 12'3" x 6'2" (3.75 x 1.88)

W/C

FIRST FLOOR

Bedroom One 12'4" x 9'2" (3.77 x 2.80)

Bedroom Two 9'0" x 9'8" (2.76 x 2.95)

Family Bathroom 5'5" x 5'4" (1.67 x 1.63)

Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

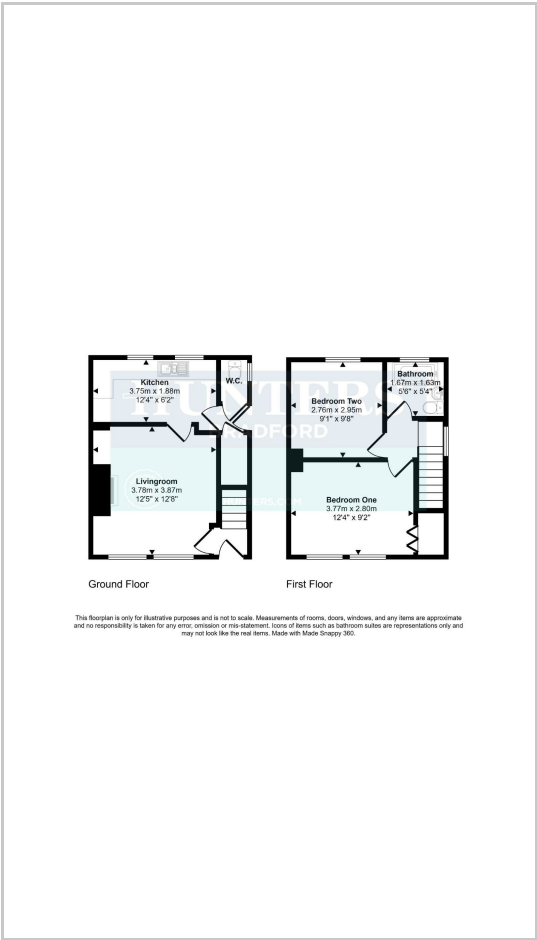
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

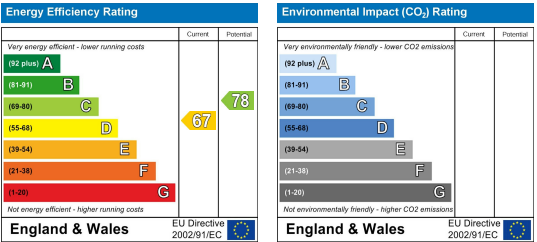
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.