



## 20 Alma Street, Queensbury, Bradford, BD13 2HB

Auction Guide £75,000

- MODERN METHOD OF AUCTION
- SUBJECT TO AN UNDISCLOSED RESERVE FEE
- SET OVER THREE FLOORS
- MODERNISATION & UPDATING REQUIRED
- EARLY VIEWING ADVISED
- T'S & C'S APPLY
- THREE BEDROOMS PLUS STUDY AREA
- BUYERS FEES APPLY
- DECEPTIVELY SPACIOUS
- VIEW, BID, BUY!

# 20 Alma Street, Bradford BD13 2HB

**\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\* THREE BEDROOMS PLUS STUDY \*\* SET OVER THREE FLOORS \*\* UPDATING REQUIRED \*\* GAS CENTRAL HEATING & UPVC DG \*\* Bronte Estates are pleased to offer for this spacious mid-terrace back-to-back in Queensbury, set over three floors. Although some modernisation is required, the property offers great potential and will be of interest to Landlords and Investors. To the ground floor is a kitchen and a well proportioned lounge, first floor has two bedrooms and the bathroom. To the second floor is a large landing / study area and access to the third bedroom. Small yard to the front. Situated close to Queensbury centre and all the village amenities. View now!**



Council Tax Band: A



## **AUCTIONEERS 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. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. 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 £960 inc. VAT. These services are optional.

### **Entrance Hall**

Doors to the lounge & kitchen.

### **Kitchen**

8'7 x 5'10

Fitted base and wall units, laminate work surfaces, electric oven, gas hob, extractor, plumbing for a washing machine, window to the front elevation, central heating radiator and a door to the cellar.

### **Lounge**

14'6 x 13'5

Fireplace recess, window to the front elevation and a central heating radiator. Door to the first floor.

## **First Floor**

### **Bedroom One**

11'6 x 8'8

Window to the front elevation and a central heating radiator.

### **Bedroom Two**

8'8' x 8'7

Window to the front elevation and a central heating radiator.

### **Bathroom**

Panelled bath with a mains powered shower over, pedestal washbasin and a low flush WC.

## **Second Floor**

### **Landing / Study / Occasional Bedroom**

10'5 x 9'2

Roof window. Giving access to:

### **Bedroom Three**

10'0 x 9'6

Roof Window.

### **External**

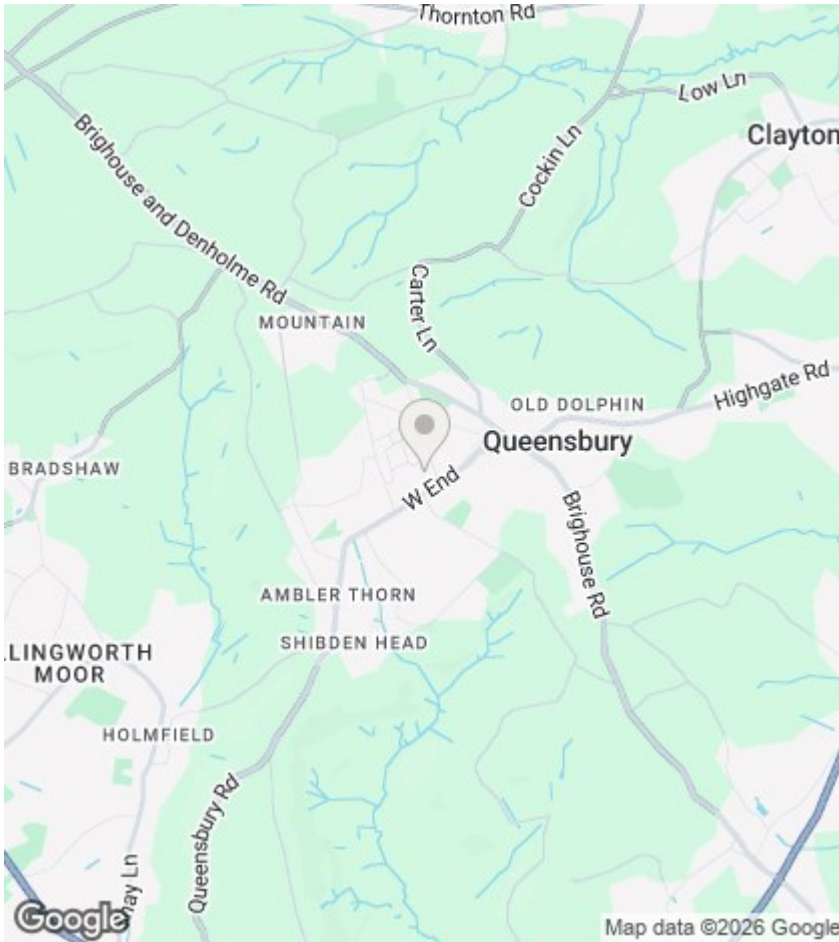
Small yard to the front.

### **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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 