



## 16 Station Road, Clayton, Bradford, BD14 6JA

Auction Guide £90,000

- MID-TERRACE BACK-TO-BACK
- SET ACROSS THREE FLOORS
- RECENTLY REDECORATED THROUGHOUT
- UPVC DOUBLE GLAZING
- STUDY/HOMEWORKING SPACE
- TWO DOUBLE BEDROOMS
- NEW CARPETS
- GAS CENTRAL HEATING
- WELL PRESENTED
- FOR SALE BY MODERN AUCTION - T & C's APPLY

# 16 Station Road, Bradford BD14 6JA

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* TWO BEDROOM MID-TERRACE \*\* TWO DOUBLE BEDROOMS \*\* STUDY AREA \*\* NEW CARPETS \*\* RE-DECORATED \*\* POPULAR LOCATION \*\*** This deceptively spacious back-to-back property in the heart of Clayton village is set across three floors and benefits from two good size double bedrooms plus two large landing areas that could be used for home-working or study space. The property is well presented and ready to move in. An ideal first time buyer property or perhaps an addition to a landlords portfolio. Situated within walking distance of two village schools, local amenities and transport links on the doorstep. View now!



Council Tax Band: A



### **Entrance Hall**

The front door leads into a hallway with new flooring and doors off to the lounge and kitchen.

### **Lounge**

15'5 x 13'2

A well proportioned reception room with a window to the front elevation, central heating radiator and a fireplace with a granite inlay and a modern surround.

### **Kitchen**

12'7 x 6'9

A white fitted kitchen with a range of base and wall units with laminated working surfaces over. Plumbing for a washing machine, stainless steel sink & drainer and integrated appliances including an electric oven, four ring gas hob and extractor above. A cupboard houses the central heating boiler, window to the front elevation and doors off to the first floor and cellar.

### **Cellar**

Small keeping cellar providing further storage space.

### **First Floor**

A large landing area measuring 9'7 x 8'6 with room for a desk/study area. Doors off to the main bedroom, bathroom and stairs to the second floor.

### **Bedroom One**

15'5 x 13'1

A spacious double bedroom with fitted wardrobes to both alcoves. Window to the front elevation and a central heating radiator.

### **Bathroom**

A fully tiled bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Window to the front elevation and a central heating radiator.

### **Second Floor**

Another useful landing area measuring 11'4 x 8'2 that gives access to the second bedroom. An ideal home office, nursery or dressing room. Roof window and a central heating radiator.

### **Bedroom Two**

13'3 x 11'9

A second double bedroom with a large dormer window to the front elevation and a central heating radiator.

### **External**

To the front of the property is an enclosed, paved patio garden with a stone wall boundary and garden gate.

### **Modern Method of Auction**

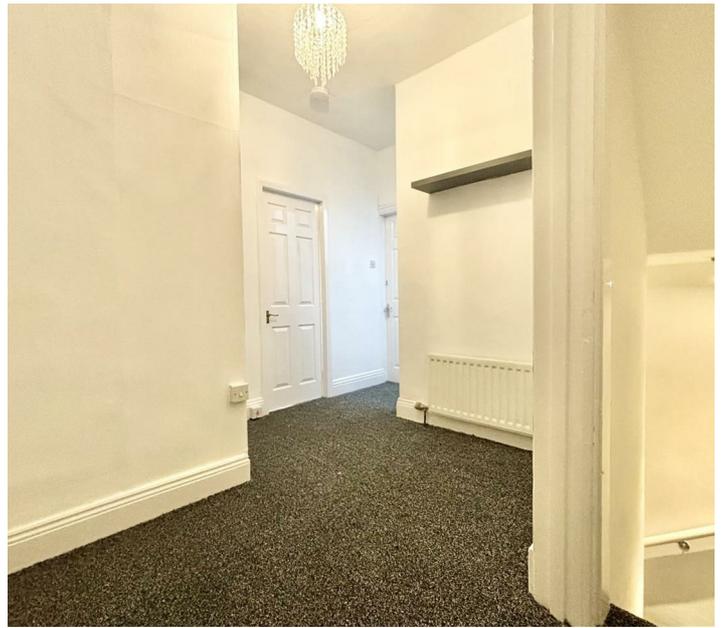
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

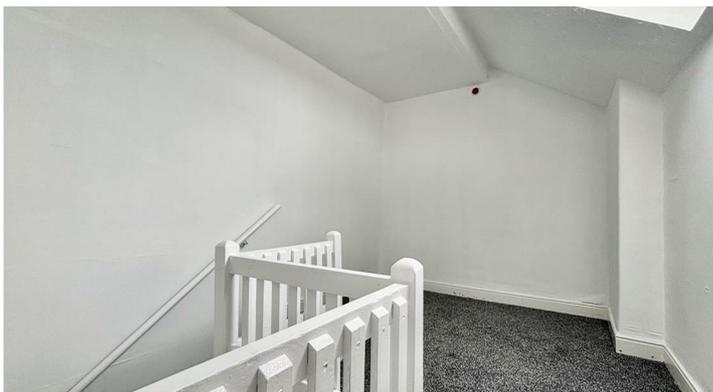
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

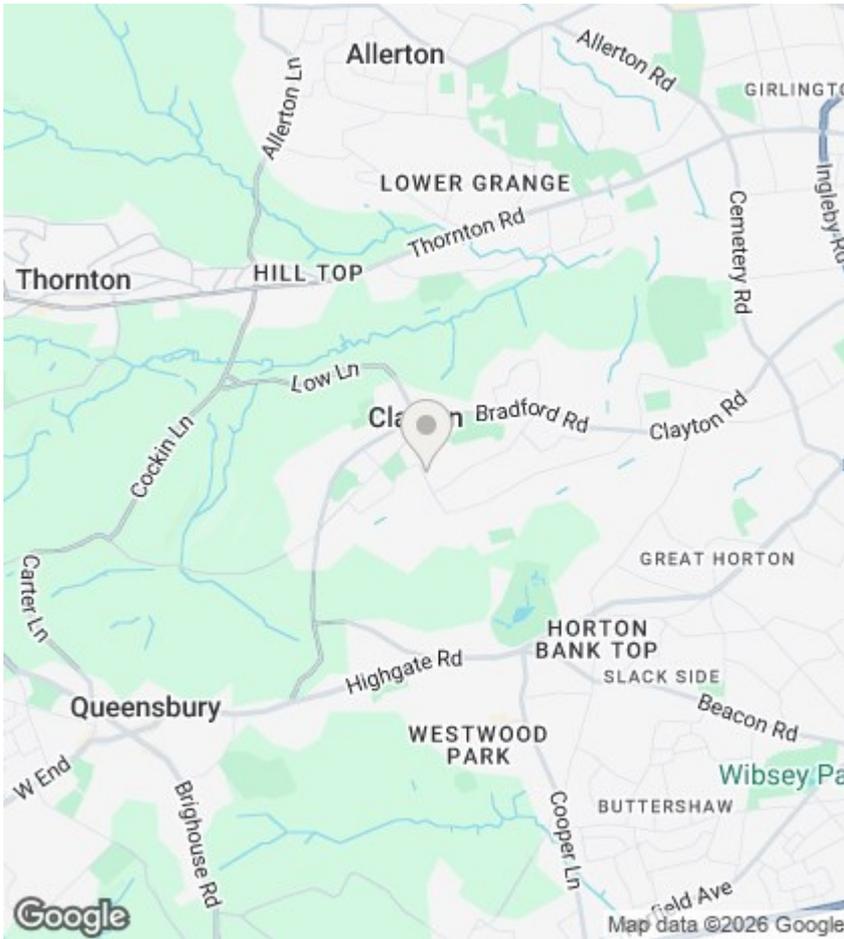
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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 	