



Anson Grove, Bradford BD7 4LP



welcome to

Anson Grove, Bradford

Charming two bedroom detached bungalow in Bradford, BD7. Fitted kitchen, shower room and well presented throughout. Large gardens offer extension potential. Detached garage and a long driveway. Perfect for comfortable living with room to grow.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

17' 9" x 9' (5.41m x 2.74m)

With window to the front and gas central heating radiator. With feature fire to the side.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)

Fitted kitchen with a range of wall and base units. With space for a standing oven and gas central heating radiator.

Bedroom One

15' 7" x 8' 11" (4.75m x 2.72m)

With window to the rear and gas central heating

radiator.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

With patio door to the rear offering views and access to the rear garden, and gas central heating radiator.

Shower Room

Fitted shower room, comprising of shower, wash hand basin and W/C. With gas central heating radiator.

Outside

Detached garage and driveway and large rear gardens with potential for extensions.



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Anson Grove, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Fitted kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF116840 - 0008

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