HUNTERS®

HERE TO GET *you* THERE

Rochester Street

Bradford, BD3 8AU

Auction Guide £30,000

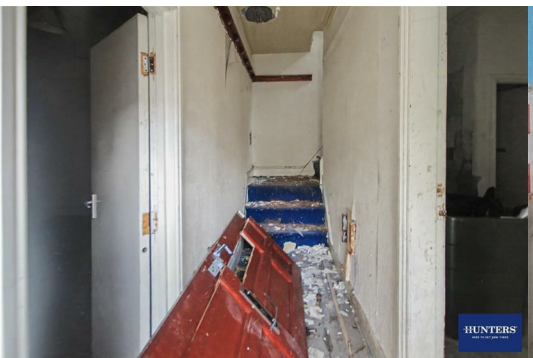
2 1 1 G

SOLD VIA MODERN METHOD, NO VIEWINGS -Nestled in the heart of Bradford, on Rochester Street, this charming two-bedroom end terrace house presents a unique opportunity for those looking to invest in a property with great potential. With a traditional layout, the home features a welcoming reception room that offers a blank canvas for your personal touch.

The two bedrooms provide ample space for comfortable living, making it ideal for small families or first-time buyers. The property also includes a bathroom, which, like the rest of the house, is in need of full refurbishment. This presents a fantastic chance for buyers to create their dream home, tailored to their specific tastes and requirements.

Situated in a vibrant community, this property is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. While the house requires significant renovation, it is an excellent opportunity for those with a vision to transform it into a modern and inviting space.

If you are looking for a project that allows you to put your stamp on a property, this end terrace house on Rochester Street could be the perfect fit. Embrace the challenge and potential that this home offers, and turn it into a stunning residence that reflects your style and personality.



GROUND FLOOR

Living Room 11'0" x 14'2" (3.37 x 4.34)

Kitchen 8'7" x 12'3" (2.63 x 3.74)

Hallway

SECOND FLOOR

Bedroom One 11'1" x 15'3" (3.38 x 4.66)

Bedroom Two 7'8" x 9'8" (2.36 x 2.95)

Family Bathroom 4'5" x 9'6" (1.36 x 2.90)

Cellar

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).

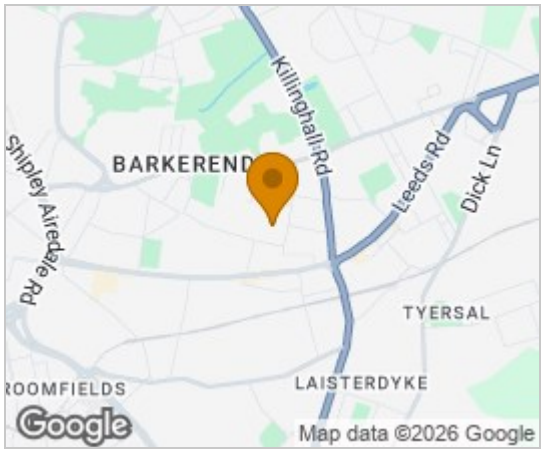
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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

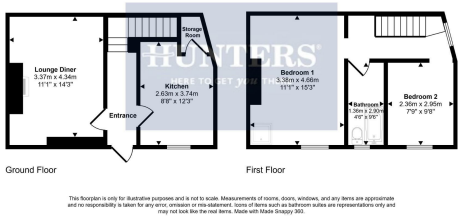
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

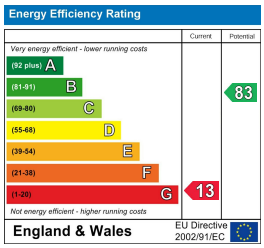
Area Map

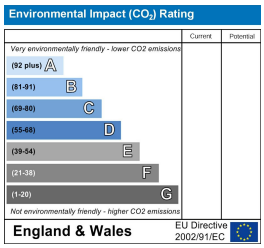


Floor Plans



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.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com https://www.hunters.com