



Kenley Avenue, BRADFORD BD6 3JB



welcome to

Kenley Avenue, BRADFORD

A three bedroom, two reception room, semi detached property benefiting from driveway and detached single garage.



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

12' 9" x 11' 8" (3.89m x 3.56m)

With window to the front and gas central heating radiator.

Dining Room

10' 7" x 10' 6" (3.23m x 3.20m)

With gas central heating radiator.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m)

With window to the right, gas central heating radiator and doors providing access to the rear.

Utility Room

With window to the right. With boiler, gas and electric meters. There is also extra storage.

Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m)

With window to the right.

Bedroom Two

9' 8" x 5' (2.95m x 1.52m)

With window to the rear.

Bedroom Three

13' 4" x 9' 2" (4.06m x 2.79m)

With window to the left.

Loft Space

Loft space is boarded and usable, which can be used as storage or a spare room.

Outside

To the front there is a driveway and detached garage. To the rear there is an enclosed garden area.



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Kenley Avenue, BRADFORD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom
- Semi detached

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115976 - 0005

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