Lytton Road,Bradford BD8 9ST

william
h brown

welcome to

Lytton Road, Bradford

Spacious terraced house with four bedrooms, two reception rooms and a fitted kitchen. Features include a bathroom, basement and on street parking. Ideal for families or investors.

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.

Reception Room One

11' x 8' 10" (3.35m x 2.69m)

With window to the front and gas central heating radiator. With doorway access to the hallway.

Reception Room Two

12' 3" x 10' 11" (3.73m x 3.33m)

With gas central heating radiator. Doorway access to the kitchen.

Kitchen

10' 6" x 9' 3" (3.20m x 2.82m)

Fully fitted kitchen with a range of wall and base units. With overhead extractor fan.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

With window to the front and gas central heating radiator.

Bedroom Two

10' 6" x 11' 2" (3.20m x 3.40m)

With window to the rear and gas central heating radiator.

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

With window to the rear and gas central heating radiator.

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)

With window to the front and gas central heating radiator.

Bathroom

Fitted three piece suite bathroom comprising of a panel bath, wash hand basin and W/C.

Basement

Potential extra storage space.

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

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

guide price

£125,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117460

The Property Ombudsman

Property Ref:
BDF117460 - 0003

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william h brown

01274 693138

Wibsey@williamhbrown.co.uk

6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.