bronte estates

9 Parkland Drive, Bradford, BD10 9BJ

Auction Guide £60,000

- THREE BEDROOM SEMI-DETCAHED PROPERTY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- FULL RENOVATION REQUIRED
- GOOD SIZE FRONT GARDEN & ENCLOSED GARDEN TO THE REAR
- POTENTIAL TO MAKE A GREAT FAMILY HOME
- FOR SALE BY THE MODERN METHOD OF AUCTION
- BUYERS FEES APPLICABLE
- GENEROUS DRIVEWAY OFFERING PARKING FOR SEVERAL CARS
- IDEAL PROJECT FOR DEVELOPERS AND INVESTORS
- VIEWING IS HIGHLY RECOMMENDED

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Coming to the market via the MODERN METHOD OF AUCTION, this three-bedroom semi-detached property offers an exciting opportunity for buyers looking for a renovation project with plenty of potential. The property requires FULL RENOVATION & MODERNISATION THROUGHOUT but offers generous outdoor space, including a good-sized front garden, a small side garden area and an enclosed rear garden. There is also a substantial driveway providing parking for multiple vehicles.

With the right vision and investment, this property could be transformed into a fantastic family home. An ideal opportunity for investors, developers or buyers looking to create a home to their own specification.

3 1 1

Council Tax Band:

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ENTRANCE HALL

Stairs to first floor, doors to lounge & kitchen.

LOUNGE

18'4 x10'10

Good size through lounge with window to front & rear, central heating radiator & fireplace.

KITCHEN

15'11 x 7'0

Wall & base units, contrasting work surface, pantry cupboard, windows to front & side.

UTILITY ROOM

10'2 x 5'0

Central heating boiler, base units, two windows to the rear and external door to the side.

FIRST FLOOR LANDING

Central heating radiator, window to the rear, access to the loft.

BEDROOM ONE

11'10 x 10'6

Central heating radiator, window to the front.

BEDROOM TWO

11'1 x 10'2

Central heating radiator, window to the front, two fitted wardrobes.

BEDROOM THREE

9'1 x 7'6

Central heating radiator, window to the rear.

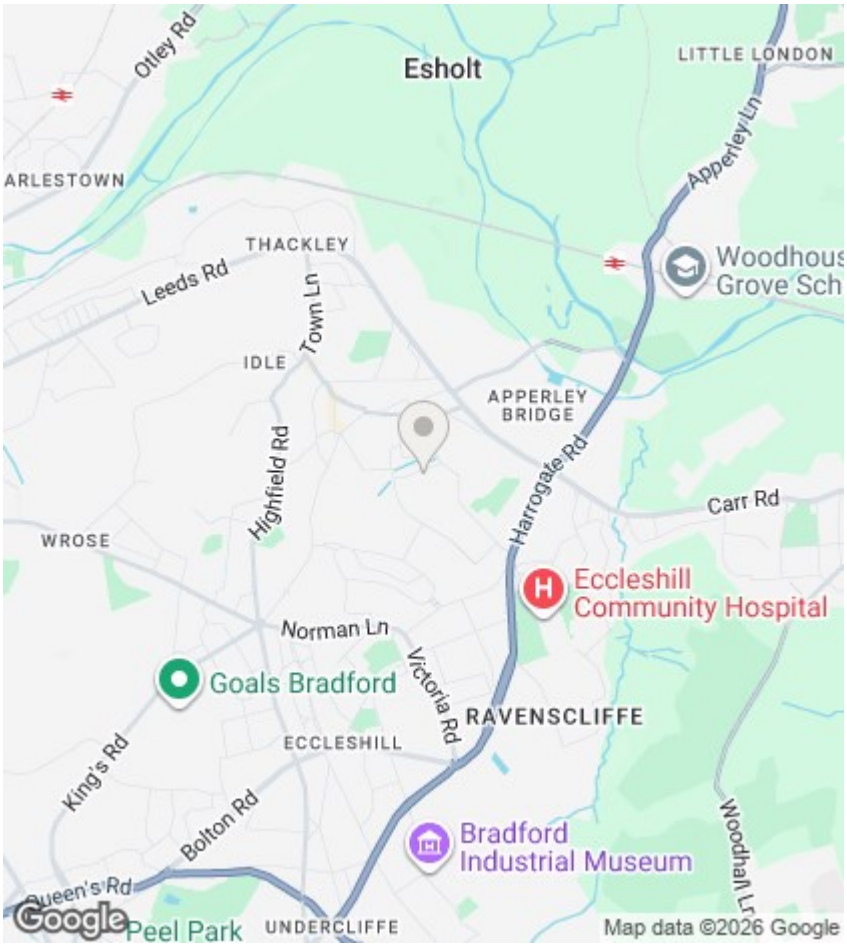
BATHROOM

8'1 x 4'5

Panelled bath, pedestal wash basin, low flush WC, windows to side & rear.

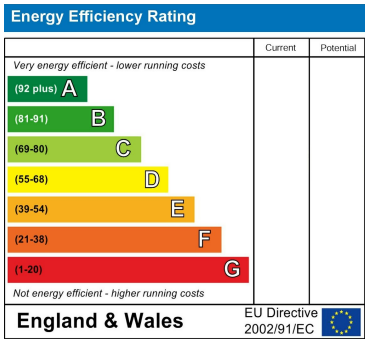
EXTERIOR

Good size garden to the front, driveway parking for several cars, small garden area to the side, enclosed garden to the rear.



Directions

Viewings

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

EPC Rating: