

HUNTERS®

HERE TO GET *you* THERE



Undercliffe Street (A)

Bradford, BD3 0PH

Auction Guide £120,000



We are delighted to present this end terrace house for sale VIA MODERN METHOD OF AUCTION. Located conveniently in an urban area with excellent public transport links, access to local amenities, and proximity to reputable schools. This property is ideally suitable for first-time buyers, investors, and families looking for a comfortable and well-maintained residence.

The house boasts an impressive layout with four bedrooms that promise relaxation and comfort, and three well-appointed bathrooms that add a touch of luxury to everyday living. For those who enjoy entertaining family and friends, the property offers one spacious reception room, perfect for hosting gatherings or simply unwinding after a long day.

The heart of the home, the kitchen, is designed to cater to the culinary enthusiast. It is practical in its layout, and is the perfect place to prepare and enjoy meals.

In terms of condition, this property is in immaculate condition, reflecting the care and attention to detail of the previous owners. This attribute, combined with the excellent layout and convenient location, make this terraced house a desirable choice for a wide range of potential buyers.



LOWER GROUND FLOOR

Bedroom Three 9'4" x 9'1" (2.87 x 2.77)

Bedroom Four 9'4" x 7'7" (2.87 x 2.33)

W/C 14'1" x 13'1" (4.30 x 4.00)

GROUND FLOOR

Living Room 14'1" x 13'1" (4.30 x 4.00)

Kitchen 14'4" x 8'7" (4.38 x 2.62)

FIRST FLOOR

Bedroom Two 11'5" x 8'9" (3.50 x 2.69)

Family Bathroom 11'5" x 5'4" (3.50 x 1.63)

SECOND FLOOR

Bedroom One 12'6" x 8'6" (3.83 x 2.60)

Ensuite 4'6" x 3'10" (1.38 x 1.19)

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.

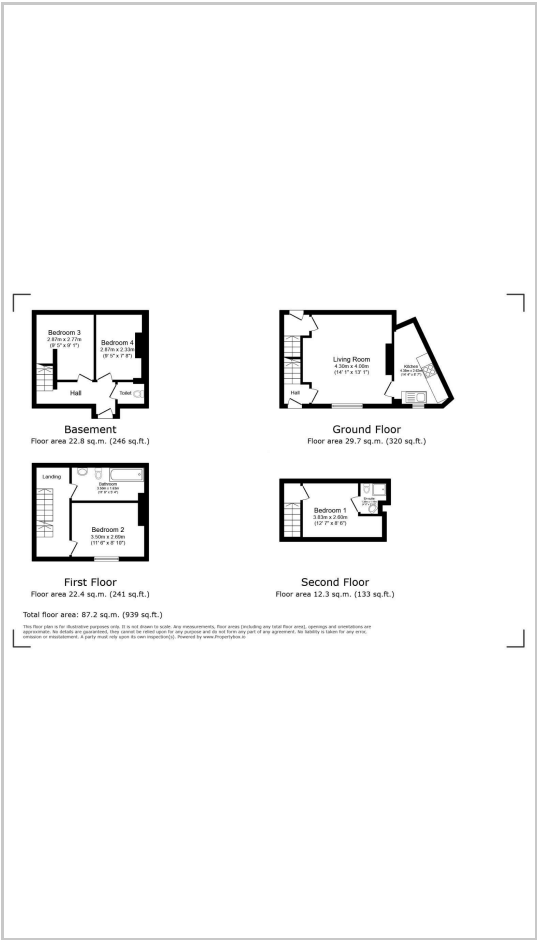
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

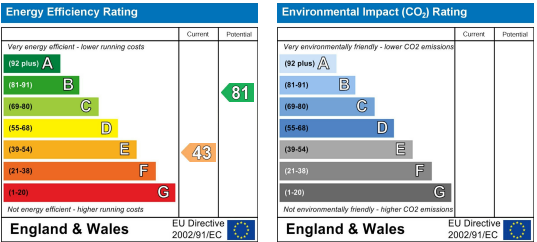
Area Map



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.