



9 St. Johns Street, Silsden, BD20 0ES

By Auction £55,000

- PROPERTY AUCTION
- STONE COTTAGE
- STARTING BID OF £55,000
- CENTRAL HEATING THROUGHOUT
- MODERN METHOD OF AUCTION
- ONE BEDROOM
- DOUBLE GLAZING
- SOUGHT OUT TOWN OF SILSDEN

9 St. Johns Street, Silsden BD20 0ES

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED
PROPERTY AUCTION.....STARTING PRICE £55,000 PLUS RESERVATION
FEE'S APPLY.



Council Tax Band: A

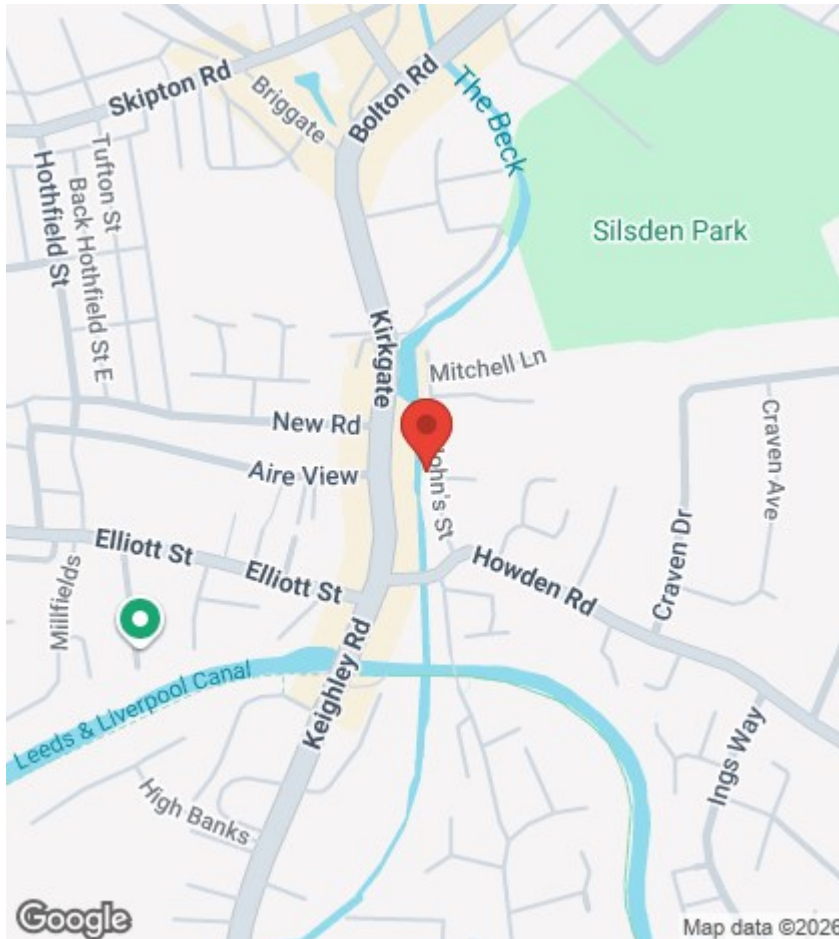


PROPERTY DETAILS

Auctioneer's Comments

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.



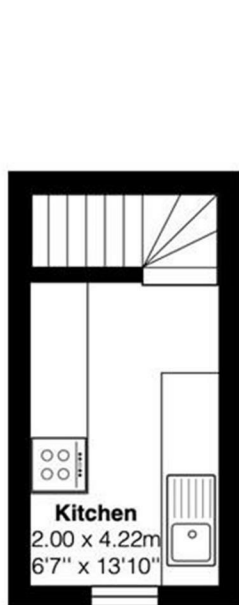
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

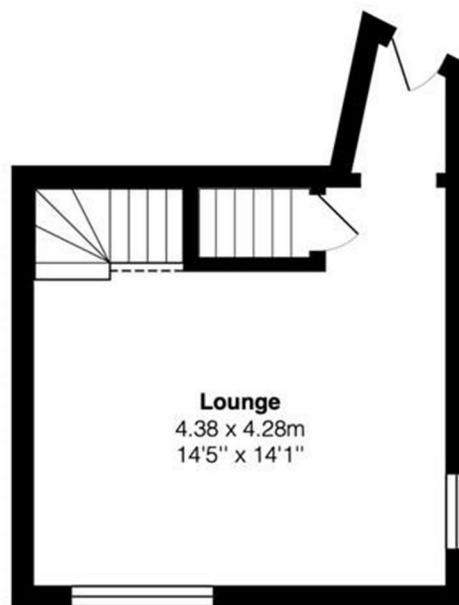
EPC Rating:

C

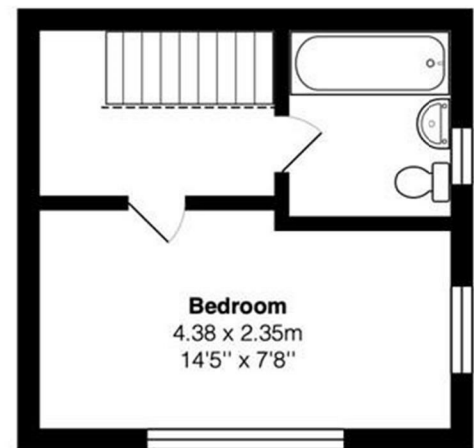
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor

Total Area: 47.2 m² ... 508 ft²

All measurements are approximate and for display purposes only