

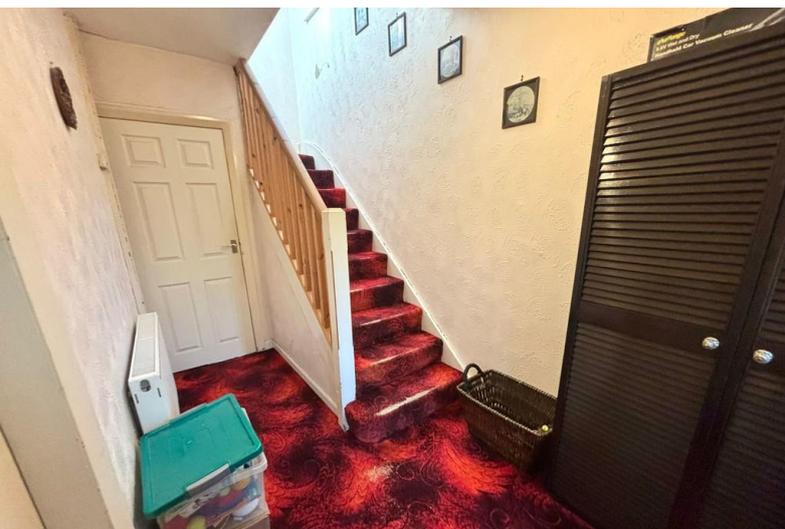


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**14 Brecks Road**

- THREE BEDROOM SEMI DETACHED
- MODERN METHOD OF AUCTION
- MODERNISATION REQUIRED
- POPULAR LOCATION

**Auction Guide Price £145,000**  
EPC Rating 'TBC'





## Property Description

### DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £145,000 PLUS RESERVATION FEE'S APPLY - A fantastic opportunity to acquire this three-bedroom property, offering immense potential for transformation. In need of full renovation, this home is ideal for developers, investors, or ambitious first-time buyers looking to create their perfect home. Situated in a popular and well-connected location, the property benefits from a strong community feel, excellent local amenities, and great transport links, making it a highly desirable spot for families and professionals alike. To be sold via auction, this is a rare chance to add value in a sought-after area. Whether you're a seasoned developer or a first-time buyer eager for a project, this property has the bones and location to become something truly special. Contact us to arrange your viewing on 01274 880019.

### ENTRANCE HALL

11' 04" x 5' 11" (3.45m x 1.8m) A welcoming entrance hall featuring a front door that provides direct access





to the downstairs rooms. The space includes a central heating radiator for comfort and warmth, as well as a convenient storage cupboard ideal for coats and shoes, helping to keep the area neat and organised.

#### LIVING ROOM

14' 05" x 11' 06" (4.39m x 3.51m) A spacious living room featuring a large front-facing window that fills the space with natural light. The room includes a gas fire and central heating, creating a warm and inviting atmosphere. It benefits from an open-plan layout that flows seamlessly into the dining room, enhancing the sense of space and versatility.

#### DINING ROOM

10' 05" x 10' 07" (3.18m x 3.23m) A bright dining room with a rear-facing window offering pleasant views and plenty of natural light. The space features a central heating radiator and neutral-toned walls, creating a clean and versatile backdrop. It maintains an open-plan connection to the living room, enhancing the sense of flow throughout the ground floor.



#### KITCHEN

11' 05" x 6' 10" (3.48m x 2.08m) A well-appointed kitchen featuring a rear-facing window and a side door providing convenient external access. The room offers a range of wall and base units for ample storage and workspace, along with a useful built-in pantry for additional provisions.



#### BEDROOM ONE

14' 06" x 11' 07" (4.42m x 3.53m) A generously sized double bedroom with a large front-facing window that allows plenty of natural light to flow in. The room is finished in neutral tones and includes a central heating radiator, creating a comfortable and welcoming space.

#### BEDROOM TWO

10' 05" x 10' 07" (3.18m x 3.23m) A well-proportioned bedroom featuring a rear-facing window that provides good natural light. The room is decorated with neutral walls and includes a central heating radiator for year-round comfort.



#### BEDROOM THREE

5' 10" x 6' 08" (1.78m x 2.03m) A versatile bedroom with a front-facing window that brings in plenty of natural light. The room benefits from central heating and offers excellent space, making it ideal for use as a nursery, home office, or even a walk-in wardrobe.

#### HALLWAY

10' 08" x 6' 10" (3.25m x 2.08m) The hallway provides access to all first-floor rooms and features a side-facing window that adds natural light to the space. It also includes access to a part-boarded loft, offering



useful additional storage.

#### BATHROOM

6' 09" x 6' 02" (2.06m x 1.88m) A well-presented family bathroom featuring fully tiled walls and floors in neutral tones. The suite includes a bath with an overhead shower, a rear-facing window for natural light, and a hand wash basin. Additional features include a useful storage cupboard and a heated towel rail, providing both practicality and comfort.

#### WC

4' 10" x 2' 10" (1.47m x 0.86m) A convenient separate WC featuring a side-facing window that provides natural light. The room is finished with neutral walls and a tiled floor, creating a clean and practical space.

#### EXTERIOR

The property features a front garden with a combination of lawn and established planting, creating a welcoming entrance. A side driveway provides parking for multiple cars. At the rear, there is a lawned garden with a fenced area, offering both privacy and space for outdoor activities.

#### AUCTION INFORMATION

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% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) 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.





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## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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