



Ackworth Street, Bradford BD5 7HA

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Ackworth Street, Bradford

Three-bedroom back-to-back rear property with a fitted kitchen, spacious lounge, family bathroom, and rear yard. Requiring some updating, this home offers excellent potential for first-time buyers 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.

Lounge

15' 3" x 14' 3" (4.65m x 4.34m)

With window to the front and gas central heating radiator.

Kitchen

15' x 5' 8" (4.57m x 1.73m)

Fitted kitchen with a range of wall and base units. With window to the front.

Bedroom One

15' 3" x 9' 5" into recess (4.65m x 2.87m into recess)

With window to the front and gas central heating radiator.

Bedroom Two

9' 3" x 6' 1" (2.82m x 1.85m)

With window to the front and gas central heating radiator.

Bedroom Three

Located on top floor.

Bathroom

Fitted bathroom comprising of a panel bath, wash hand basin and WC.

Outside

With yard to the rear.



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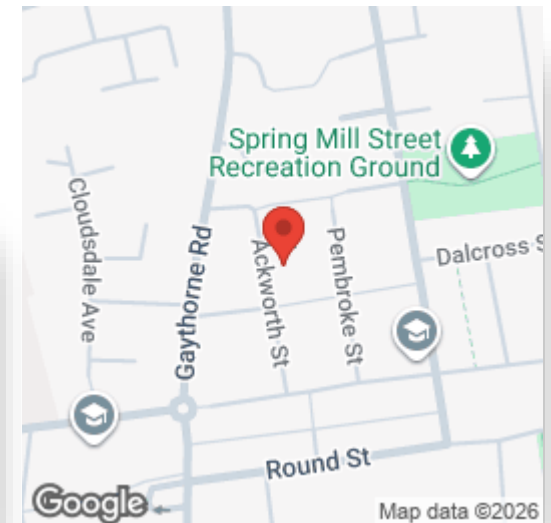
Ackworth Street, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Rear Yard

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

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117339 - 0006

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