



Fenby Avenue, Bradford BD4 8QX

welcome to

Fenby Avenue, Bradford

A well presented three bedroom semi-detached located in a sought after location close to local schools with great transport links in to both Leeds and Bradford.

Offered with no onward chain.



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.

Entrance Porch Lounge

21' 7" max x 9' 9" (6.58m max x 2.97m)

With window to the rear and two radiators.

Kitchen

10' 11" x 7' plus recess (3.33m x 2.13m plus recess)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, storage cupboard and window to the rear.

Sun Room Bathroom

Located on the ground floor with bath, wash hand basin, w/c and window to the rear.

Landing

With window to the side.

Bedroom One

9' 11" x 14' 1" (3.02m x 4.29m)

With window to the front and radiator.

Bedroom Two

7' 1" x 8' 3" (2.16m x 2.51m)

With window to the rear and radiator.

Bedroom Three

7' 11" max x 8' 5" max (2.41m max x 2.57m max)

With window to the front, bulkhead storage and radiator.

Outside

Tiered garden to the front and garden space to the rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom
- Semi Detached

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

guide price
£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117545 - 0003

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