

Sunnymount,Braithwaite Keighley BD22 6PU

holroyds

welcome to

Sunnymount, Braithwaite Keighley

Situated in an elevated position with far-reaching views, this spacious two bedroom terrace property offers excellent potential for buyers looking to create a home of their own and add value. Conveniently positioned for access to local amenities, schools, the surrounding villages and towns.





Entering the property, you are welcomed into an entrance porch which opens into the main living accommodation. The spacious living room features a large front-facing bay window, allowing plenty of natural light into the room, together with a gas fire and surround and useful built-in storage cupboards.

The kitchen is fitted with a range of wall and base units, with space and plumbing for appliances. A door provides access to the outside, while stairs rise to the first floor.

The first floor houses two good-sized double bedrooms. Bedroom one benefits from built-in wardrobes and a front-facing window, enjoying the property's far-reaching views. The bathroom is fitted with a three-piece suite including a shower over the bath.

Externally, the property benefits from on-street parking together with a detached garage with electric supply. To the rear is an enclosed garden, comprising a paved patio area and lawn.

Offering spacious accommodation, excellent outside space and far-reaching views, this is a fantastic opportunity for buyers looking to put their own stamp on a property and create a home tailored to their own tastes and requirements.

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.

Statement







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Sunnymount, Braithwaite Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid Terrace
- Elevated Position with Far Reaching Views

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

guide price

£100,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KEI105208 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01535 610021

keighley@holroydsestateagents.co.uk

59 North Street, KEIGHLEY, West Yorkshire, BD21 3SL

holroydsestateagents.co.uk

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