






70 Boldshay Street, Bradford, BD3 0AJ

For sale by Modern Method of Auction Starting Bid Price £65,000 plus Reservation Fee.

To be sold with tenant in situ - currently let to same tenant for 9 years - paying £550 PCM. Rear back to back terrace providing TWO BEDROOM (both first floor) accommodation. Handy for local amenities, the city centre and the ring road. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £65,000

 01274 614804  highfield@robertwatts.co.uk  robertwatts.co.uk
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 RWEstateAgents  @robertwatts_

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AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

DIRECT ACCESS TO LIVING ROOM

LIVING ROOM 15'4" x 12'9" (4.67m x 3.89m)

open to kitchen

KITCHEN 12'3" x 5'5" (3.73m x 1.65m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - access to cellar

CELLAR

LANDING

BEDROOM 1 15'5" x 10'7" (4.7m x 3.23m)

BEDROOM 2 15'2" x 6'8" (4.62m x 2.03m)

BATHROOM Three piece white suite - useful store closet

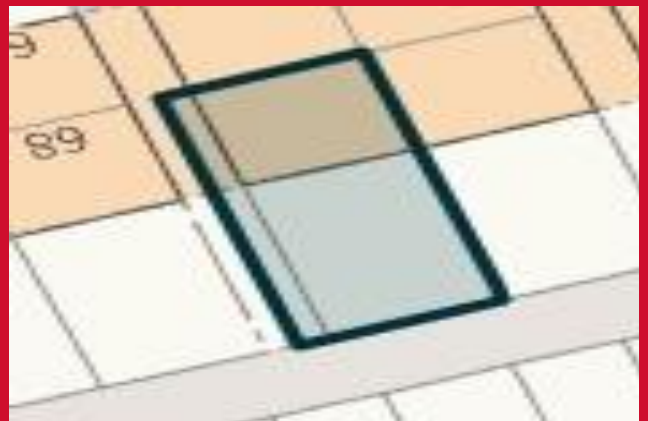
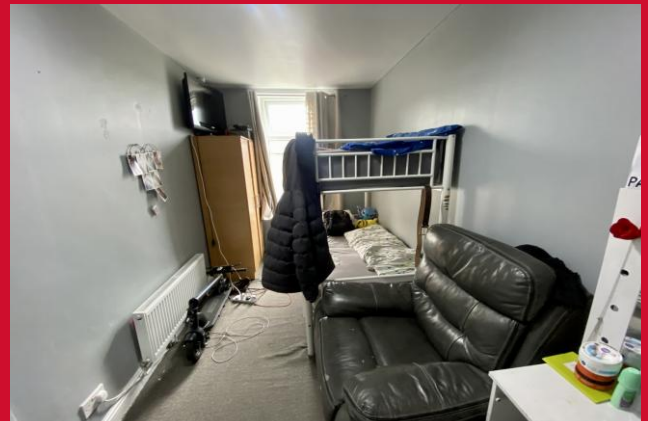
OUTSIDE Low maintenance yard / garden / parking

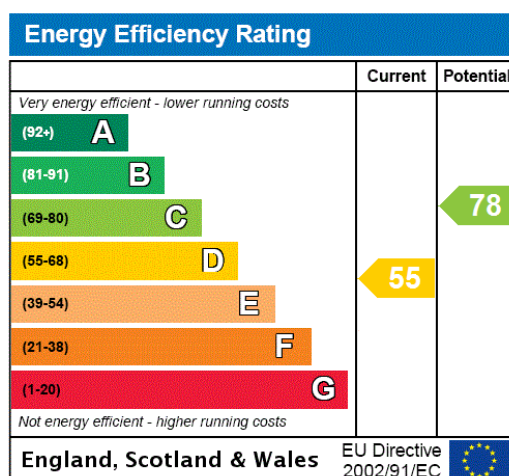
COUNCIL TAX Bradford

Band A

TENURE Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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