



76 Woolcombers Way, Bradford, BD4 8JF

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £50,000 + RESERVATION FEE - AUCTION ENDS 20TH March 2024 @ 2PM - CASH BUYERS ONLY: Having been successfully let since new, Top Floor Apartment. Handily situated for both Leeds & Bradford and close to Pudsey Train Station. Last rented for £495PCM, but we feel this could now be higher

Comprises: open plan lounge with kitchen area, two bedrooms. Master with ensuite shower room as well as a bathroom. Benefiting from GCH & uPVC DG it also includes allocated parking in the communal car park.

Guide Price £50,000

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COMMUNAL ENTRANCE LOBBY Stairs to top floor to reach flat 76.

ENTRANCE VESTIBULE

HALLWAY

OPEN PLAN LIVING ROOM/KITCHEN 20' x 14' (6.1m x 4.27m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

BEDROOM 1 11'1" x 9'1" (3.38m x 2.77m)

EN-SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle.

BEDROOM 2 11'1" x 10'2" (3.38m x 3.1m)

BATHROOM/W.C. 3 piece white bathroom suite.

DIRECTIONS From Dudley Hill roundabout, take Sticker Lane exit and turn immediately right into Cutler Heights Lane. Proceed onto Dick Lane towards Leeds and Woolcombers Way can be found on the left hand side, follow the road and take 2nd left no. 76 is part of the 1st block on the right hand side.

LEASEHOLD Please note this property is leasehold. 999 years, as of 01.01.04. We are advised by our client the fees are £880.00pa charges are £220.00 paid quarterly, ground rent is £250.00pa. However, you are advised to verify all aspects of the lease with a conveyancer prior to purchase.

COUNCIL TAX BAND B

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 will pay £300 inc VAT for this pack.

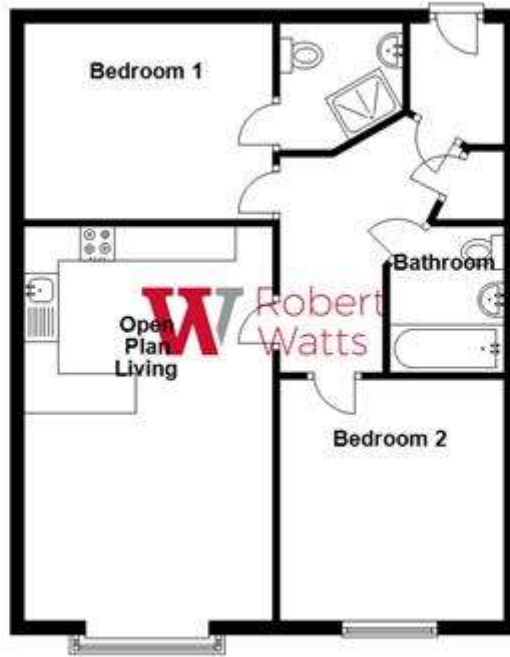
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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 £450. These services are optional.

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.



Top Floor



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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