



96 Bowling Hall Road, Bradford, West Yorkshire, BD4 7SU

For sale by Modern Method of Auction - Starting Bid Price £135,000 plus Reservation Fee.

Mature Detached Bungalow in need of overall updating and modernisation. Provides 2 Bedrooms and occupies a good sized overall plot. Offers scope and potential for extension and alterations (subject to the relevant planning permission and regulations) Situated in this popular location, with walking distance to Bowling Park and close to Bradford City Centre and M606 and other commuter routes.

The accommodation comprises: Hallway, Lounge, Kitchen, Utility, 2 Bedrooms & Bathroom.

Guide Price £135,000

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FRONT PORCH

HALLWAY

LOUNGE 14'9" x 14'5" (4.5m x 4.4m)

KITCHEN DINER 11'4" x 11' (3.45m x 3.35m)

Range of basic kitchen cupboards, worktops and sink unit.

UTILITY ROOM 12'1" x 4' (3.68m x 1.22m)

BEDROOM 1 12'5" x 11'8" (3.78m x 3.56m)

BEDROOM 2 13' x 8'4" (3.96m x 2.54m)

3 piece bathroom suite

OUTSIDE Garden to the front with driveway to the side with good parking and garage.. Garden to the rear.

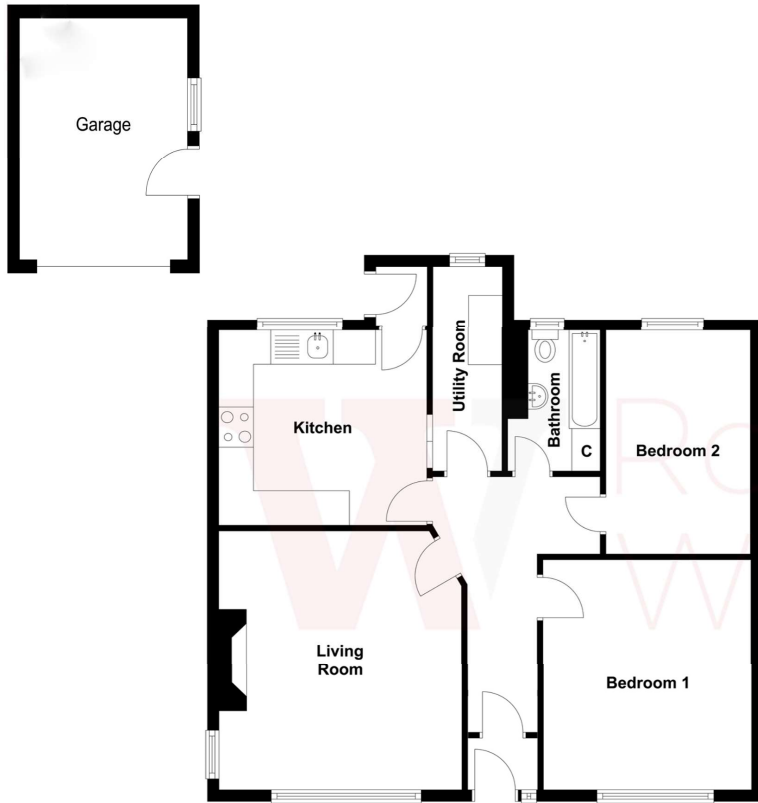
COUNCIL TAX Band C

TENURE Freehold

AUCTIONEERS 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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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