



89 Woolcombers Way, Tyersal, Bradford, BD4 8JJ

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £55,000 + RESERVATION FEE - CASH BUYERS ONLY

Having been successfully let for many years is this immaculate Ground Floor Apartment. Handily situated for both Leeds & Bradford and close to Pudsey Train Station. With 2 Bedrooms + En Suite. Perfect "ready to move into" property.

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

Starting Bid £55,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

89 Woolcombers Way, Tyersal, Bradford, BD4 8JJ

COMMUNAL ENTRANCE LOBBY

HALL

OPEN PLAN LIVING ROOM/KITCHEN 18'9" x 12'4" (5.72m x 3.76m)

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

BEDROOM 1 11'7" x 9'1" (3.53m x 2.77m)

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

BEDROOM 2 10'8" x 10' (3.25m x 3.05m)

BATHROOM/W.C 7'1" x 8'3" (2.16m x 2.51m)

White bathroom suite. Heated towel rail.

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 - Bradford

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).

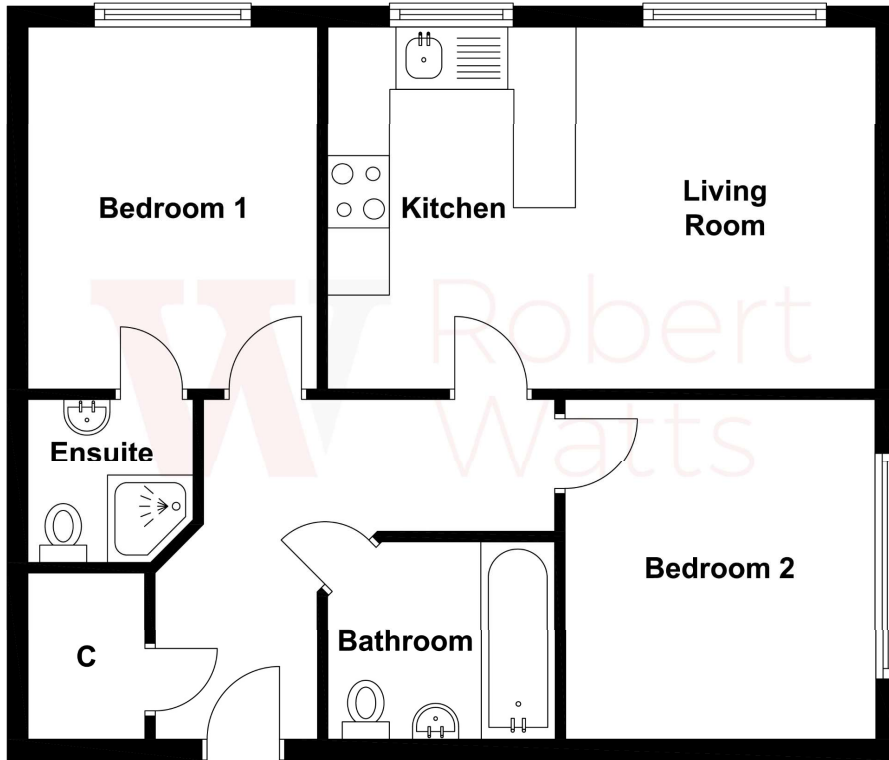
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

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 | 79 | 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 | |

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | propertymark naea | propertymark