



15 Whitehall Road East, Birkenshaw, Bradford, BD11 2EQ

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £160,000+ RESERVATION FEE.

Mature semi detached that provides 3 bedroomed accommodation. The house is in need of overall updating, but we feel it is sensibly priced to compensate for this and to add future value. Situated in this highly sought after village location, within catchment for BBG Academy and in walking distance to Birkenshaw Primary School. NOT TO BE MISSED.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Guide Price £160,000

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HALLWAY

LOUNGE 16'10" x 12'11" (5.13m x 3.94m)

Feature fireplace with gas fire.

DINING ROOM/SITTING ROOM 12' x 7'10" (3.66m x 2.4m)

Open to;-

CONSERVATORY

KITCHEN 10' x 5'10" (3.05m x 1.78m)

Range of kitchen units, worktops and sink unit. Built in oven, hob and extractor.

LANDING

BEDROOM 1 12'11" x 9' (3.94m x 2.74m)

BEDROOM 2 12' x 6'10" (3.66m x 2.08m)

BEDROOM 3 9' x 8' (2.74m x 2.44m)

Built in wardrobe.

BATHROOM White bathroom suite with shower over the bath. 1/2 tiled walls.

SEPARATE W.C.

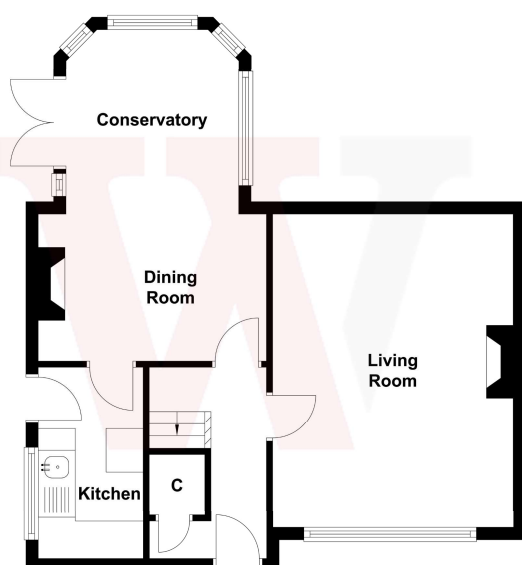
OUTSIDE Garden at front, with garden to rear. Has potential to have a drive/parking at the back.

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 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.

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.



Ground Floor



First Floor

