



## 36 Oddy Street, Tong Street, Bradford, BD4 0PR

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £59,950 + RESERVATION FEE.

AUCTION END DATE - 7th February 2025 at 3:00 PM

Rear BACK TO BACK TERRACE, provides 2 BEDROOMED accommodation, along with ENCLOSED GARDEN/YARD. Would make an ideal buy for INVESTOR LANDLORDS, has been successfully rented for over 30 years.

**Guide Price £59,950**

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# 36 Oddy Street, Tong Street, Bradford, BD4 0PR

**LOUNGE 14' x 10' max (4.27m x 3.05m max)**

**KITCHEN 17' x 3'11" (5.18m x 1.2m)**

Galley style kitchen with a selection of base and wall units, worktops and sink unit.

**LANDING**

**BEDROOM 1 14' x 11' max (4.27m x 3.35m max)**

Built in storage cupboard.

**BEDROOM 2 9' x 5'11" (2.74m x 1.8m)**

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

**OUTSIDE** Enclosed yard at the back.

**TENURE** Freehold

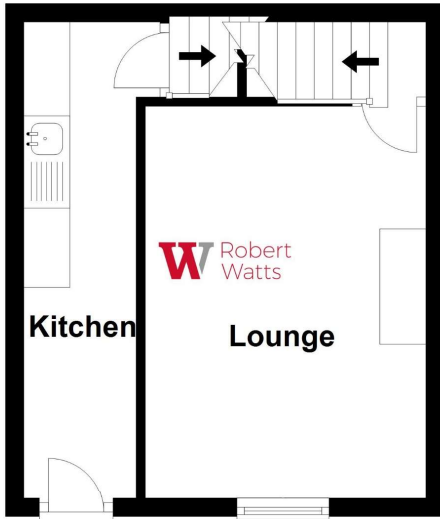
**COUNCIL TAX BAND** A - Bradford

**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 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.

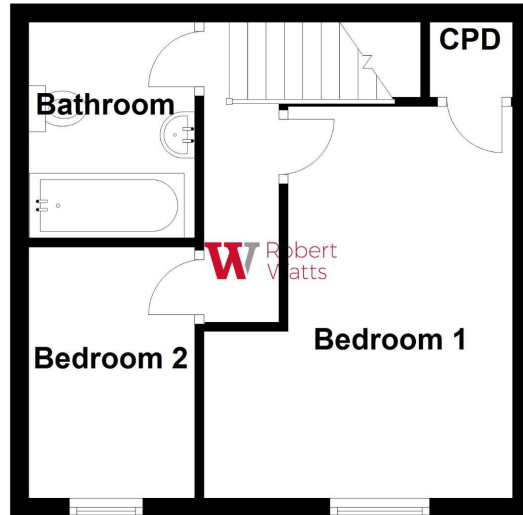
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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

### 36 Oddy Street

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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