



245 Bowling Hall Road, East Bowling, Bradford, BD4 7TJ

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £105,000 + RESERVATION FEE

Mature 3 Bedroomed Semi Detached in need of overall updating / modernisation. Offered for sale by auction and sensibly priced to allow for relevant works to be carried out. Offers scope for extensions and dormer conversions (subject to the relevant planning consents). Occupies an elevated position overlooking Bowling Park.

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

Starting Bid £105,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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

245 Bowling Hall Road, East Bowling, Bradford, BD4 7TJ

HALL

LOUNGE 13' (3.96) + chimney breast x 11' (3.35) Max

DINING ROOM 11' (3.35) x 11' (3.35) +Chimney breast

KITCHEN 8' 5'11" (2.44m)

Range of kitchen units and worktops

LANDING

BEDROOM 1 12' 11' (3.66m)

BEDROOM 2 12' x 11' (3.66m x 3.35m)

BEDROOM 3 6' x 6' (1.83m x 1.83m)

BATHROOM 3 piece bathroom suite

OUTSIDE Occupying an elevated position overlooking Bowling Park. Garden to the front and rear.

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

AUCTIONEERS COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

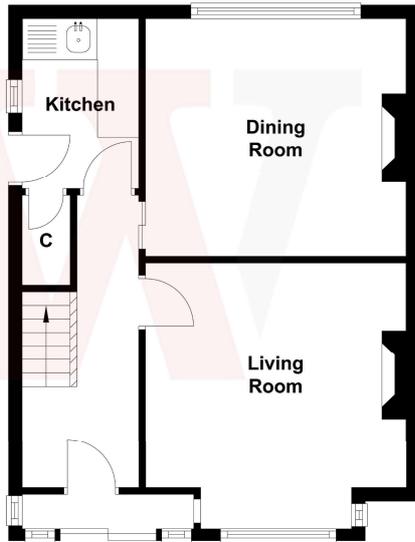
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

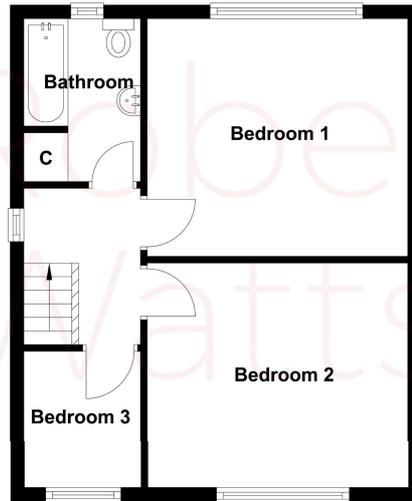
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		